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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

For Sale - Investment - Retail



1 Reading Road, Henley-on-Thames, Oxfordshire RG9 1AE

2,352 sq ft (218.50 sq m)

£800,000 for the freehold

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Location



Henley-on-Thames, famous for the Henley Royal Regatta and Henley Festival held each July, is one of the most scenic Thames Valley towns. It has an established commercial centre with excellent retail and leisure facilities. 1 Reading Road is located in the heart of the town centre, close to shops, restaurants and other local high street amenities. Henley benefits from a railway station providing direct services to London.

Description

1 Reading Road is prominently located in a high-profile parade of retail units on one of the main thoroughfares into Henley. The property comprises ground and part first floor with separate access to the first floor. Includes 4 residential ground rents of £150 each p/a totalling £600 income per annum.



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Total Area	2,352	218.5

EPC

The Ground Floor EPC rating for this property is D.

VAT

VAT is not payable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Terms

The freehold is available for purchase plus 4 ground rents on 125 leases from 2014 on stepped rents currently producing £600 per annum in total.

Offers in the region of £800,000.

Business Rates

We have been informed rates payable were £16,591.75. Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562.

Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson
Henley-on-Thames office
Tel: 01491 571111
Email: commercial@simmonsandsons.com

Code for Leasing Business Premises

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: [RICS](http://www.rics.org)

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