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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

For Sale - Retail/Residential/Investment



26 Duke Street, Henley-on-Thames, Oxfordshire RG9 1UP

2,347 sq ft (218.04 sq m)

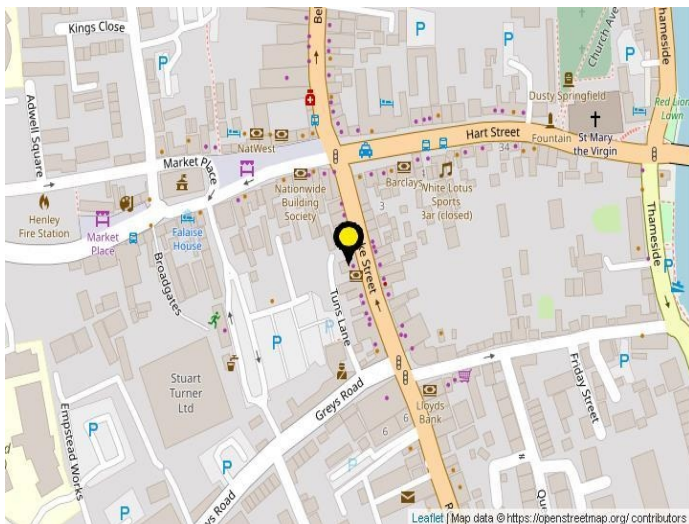
£925,000 for the freehold

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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. Duke Street is in the heart of the town centre, close to shops, restaurants and other local high street amenities. Henley-on-Thames benefits from a railway station providing direct services to London (Paddington).

Description

A retail unit on the ground floor fronting 26 Duke Street, with a 4-bedroom apartment over first and second floors fronting Tuns Lane, let on an AST. The property also benefits from a parking/storage garage.



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
4-bed flat	1,303	121.05
Ground Floor Retail	818	75.99
Garage	226	21
Total Area	2,347	218.04

EPC

The EPC rating for the Flat is E.

VAT

VAT is not payable in respect of this property.

Legal Costs

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

Terms

The freehold is available for purchase. The retail unit is currently let to Estilo Ltd on an effective FRI lease which expires in June 2021 at a passing rent of £26,000 per annum. First and second floor flat let on an AST at a rent of £1,650 per month.

Business Rates

Rateable Value : £26,500

Flat is band F for Council Tax.

Contact

Strictly by appointment with the Sole Marketing Agents.

For more information or to arrange a viewing, please contact:
John Jackson or Oliver Quinn

Henley-on-Thames Office

Tel: 01491 571111

Email: commercial@simmonsandsons.com

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32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Sherdon House
Reading Road
Sherfield-on-Loddon
RG27 0EZ
T: 01256 882200

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151