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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Retail



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

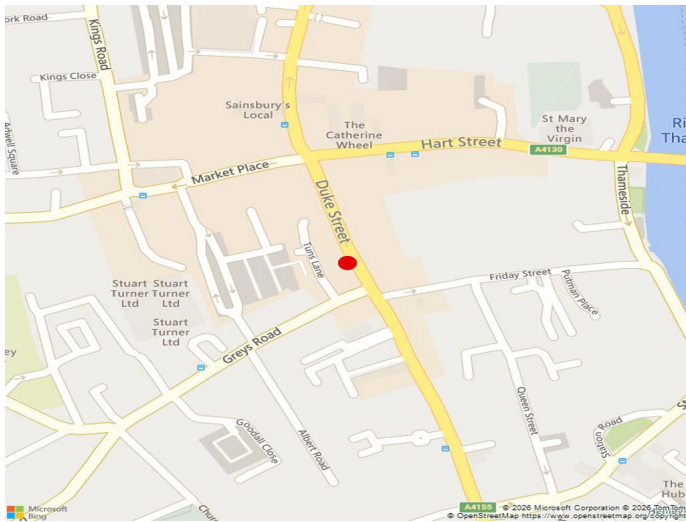
381 sq ft (35.39 sq m)

£20,000 per annum

SIMMONS & SONS

www.simmonsandsons.com

Location



Henley-on-Thames is a vibrant market town on the River Thames. Within its historic streets are an abundance of independent shops a selection of national chains and a thriving range of restaurants bistros cafes and pubs.

28 Duke Street is located in Henley town centre on the principle road into the town from Reading. There are a number of quality well-established retail units in close proximity, including Boots opticians, Space NK, Vinegar Hill as well as numerous well-established local retailers.

Description

28 Duke Street comprises an attractive ground floor retail unit with a front sales area, leading to a rear stock room, a small kitchenette and WC.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Sales area	299	27.78
Rear stores	63	5.85
Kitchenette	19	1.77
Total Area	381	35.39

EPC

The EPC rating for this property is C.

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 this transaction.

Terms

A new effective FRI lease for a term by arrangement.

Business Rates

Rateable Value : £19,500

Rates Payable : £8,424

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)

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.

Sales

Lettings & Management

Commercial

Development

Rural

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