



2 West Street

Henley-on-Thames, RG9 2DT

A prominent character building in central Henley. Potentially suitable for a range of uses (STP). TO LET.

1,741 sq ft
(161.74 sq m)

- Excellent location in central Henley
- Self contained period building
- Attractive walled garden
- Available from July 2025
- Possibly suitable for a range of uses (STP)
- Grade 2 Listed

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Summary

Available Size	1,741 sq ft
Rent	£22.50 per sq ft
Rates Payable	£12,475 per annum
Rateable Value	£25,000
Service Charge	TBC
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D

Description

The property, originally built in the 18th century, comprises an attractive self-contained two-storey commercial property with a large cellar and walled garden at the rear. The property is made up of good sized offices, feature staircase, Kitchen and WCs. The property is Grade II listed and could be suitable for a range of uses (subject to appropriate consents).

In addition there is a large cellar which provides useful additional ancillary/storage space. The garden is accessed from the back of the building and also from Kings Road.

Location

2 West Street is prominently situated on the corner of West Street and Kings Road in the heart of Henley and less than 10 minutes walk from the River Thames. The town centre offers a wide range of local amenities including shops, banks, cafes and restaurants.

Henley is an affluent riverside market town approximately 10 miles north east of Reading and 10 miles west of Maidenhead. Henley station offers direct rail services to London Paddington and local connections via Twyford.

Accommodation

The accommodation comprises the following areas:

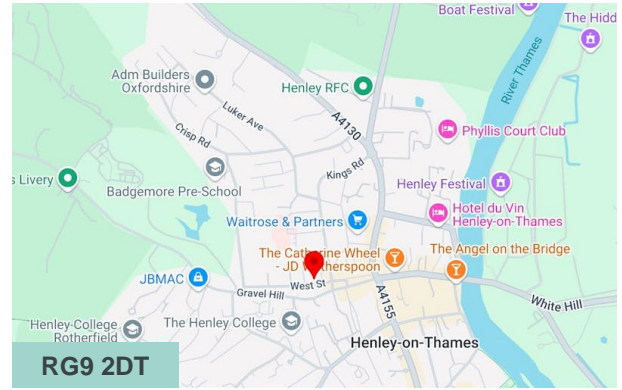
Name	sq ft	sq m	Availability
Ground	1,741	161.74	Available
Total	1,741	161.74	

Viewings

By prior appointment with the sole agents.

Terms

A new lease is available direct from the landlord on terms to be agreed.



Viewing & Further Information



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