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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Retail



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

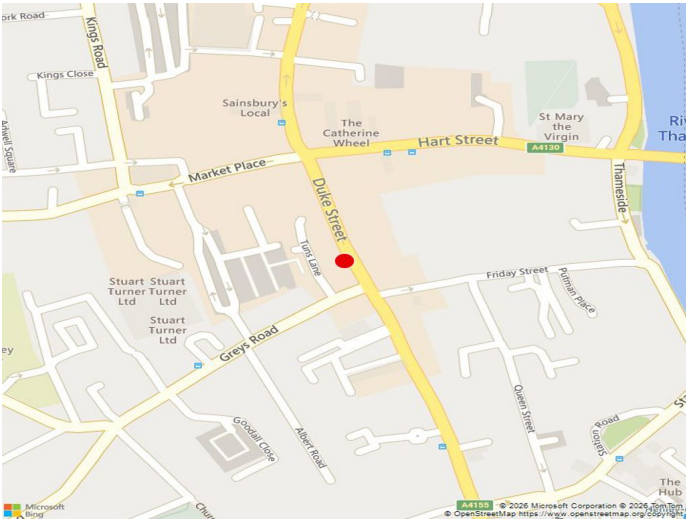
381 sq ft (35.39 sq m)

£20,000 per annum

SIMMONS & SONS

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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 : £9,730.50
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](https://www.rics.org/uk/for-you/your-business/leasing/)

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Sales	Lettings & Management	Commercial	Development	Rural
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