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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Retail



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

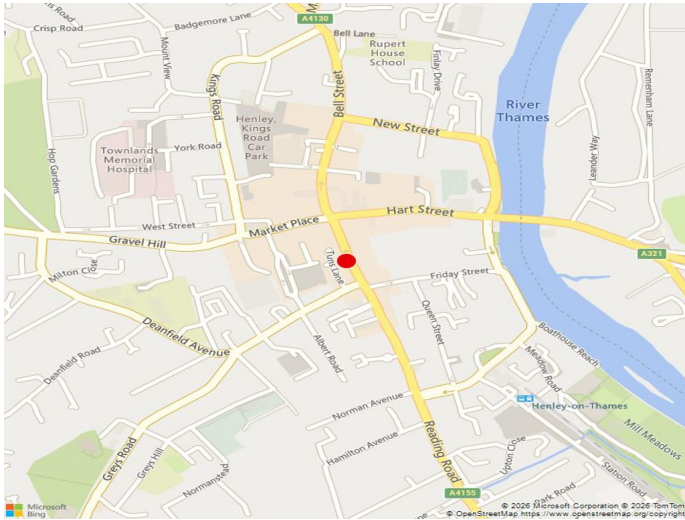
1,180 sq ft (109.62 sq m)

£40,000 per annum

# SIMMONS & SONS

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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. Reading is 9 miles to the south on the A4155. Marlow 8 miles east.

## Description

24 Duke Street is a prominently located ground floor prime retail unit with basement storage. The unit will be stripped out and will not retain the current tenant's fit out. The shop is in the heart of Henley town centre, other nearby retailers include Bunker Opticians, Vinegar Hill, Costa Coffee, Henley Cycles and Biggie Best.



## Accommodation

| Floors            | sq ft        | sq m          |
|-------------------|--------------|---------------|
| Ground Floor      | 1,104        | 102.56        |
| Basement          | 76           | 7.06          |
| <b>Total Area</b> | <b>1,180</b> | <b>109.62</b> |

## EPC

The EPC rating for this property is C.

## VAT

VAT is not applicable on the rent.

## 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. Service charge to be confirmed.

## Business Rates

Rateable Value : £41,000

Rates Payable : £15,662

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](mailto: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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Sales

Lettings & Management

Commercial

Development

Rural

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Ordnance Survey

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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 4843531

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

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