

# RETAIL UNIT TO LET

35 Hart Street, Henley-on-Thames RG9 2AR – ASKING RENT £22,500 pa (excl)



BWP



## Location:

Henley is a market town in Oxfordshire, in the Thames Valley, along one of the most scenic stretches of the River Thames. The affluent town is picturesque with plenty to see and do.

The unit is situated at the eastern end of Hart Street, leading to the river. It is a prime high street location surrounded by a number of high-end shops, cafes and restaurants.

Henley-on-Thames railway station is approximately 7 minutes walk from the unit.

## Description:

The property is a single fronted shop unit. The available space comprises ground floor accommodation and was formerly used for retail use.

The unit forms part of a terraced row of shops directly adjacent to Café Rouge and close to the beautiful St Mary's Church.

## Areas:

**Gross Internal floor area of approx. 90 m<sup>2</sup> (970 sq ft)**

NB. Information provided by the Vendor, not inspected by Briarswood Property or Bernard Gordon & Company.

## Term:

The unit is being offered by way of a new full repairing and insuring lease for a term to be agreed.

**Asking rent of £22,500 pa** (exclusive of Business Rates, Insurance and Service Charge). Subject to Contract.

## Planning Use:

The property currently has Class E(a) use, for sale of goods, other than hot food.

However the unit would also work well for a number of other uses within Class E, including education, training, medical or dentist etc. Subject to Planning.



## Viewing & Further Information:

Inspections strictly by appointment only, please contact joint agents:

## Briarswood Property

Matthew Jackson or Iain Duckworth  
matthew@briarswoodproperty.com  
iain@briarswoodproperty.com  
**01491 818 180**  
www.briarswoodproperty.com

## Bernard Gordon & Company

Ben Wallis  
Ben@bernardgordon.co.uk  
**020 8099 3119**  
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## EPC:

No EPC required for a Listed Building where the minimum energy performance requirements would unacceptably alter it

## VAT:

The property is not elected for VAT purposes.

## Business Rates:

The premises has a ratable value of £20,500. To confirm the Business Rates payable enquires should be made direct with the Local Authority.

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NB. The plan is for identification only. Existing Ground Floor Layout.

NB. The plan is for identification only. © Crown Copyright OS 0100055500

## Briarswood Property LTD

The Henley Business Centre  
Graffix House, Newton Road  
Henley-on-Thames, Oxfordshire RG9 1HG  
www.briarswoodproperty.com

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