

RETAIL UNIT TO LET

30 Bell Street, Henley on Thames, RG9 2BA – ASKING RENT £48,000 PA (excl)

BWP



Summary:

- An opportunity to lease a prime retail unit in the heart of Henley on Thames.
- Henley is a highly sought after South Oxfordshire market town popular with commuters and families alike.
- The ground floor comprises a 1067 sqft retail unit together with dry basement storage and rear courtyard garden.
- 61 ft rear courtyard garden & 21ft street frontage.
- VAT applicable.
- Ideal for a range of uses under class E.

We are instructed to offer the unit by way of a new full repairing and insuring lease for a term to be agreed.

Asking rent of £48,000 pa (exclusive of Business Rates, VAT, Insurance and Service Charge).

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Location:

The Property is located on the East side of Bell Street in the center of the town. There are many national occupiers located near by including WH Smith, Robert Dyas, White Stuff & Starbucks.

Henley is a historic market town in South Oxfordshire, popular with families and London commuters alike.

Description:

The property has 1067 sq ft of retail space on the ground floor, with a dry storage basement below.

There is toilet and ancillary area at the rear of the retail unit together with a walled courtyard garden.

Areas:

Ground Floor:	99.81 sqm.	(1067 sq ft)
Basement:	15.61 sqm.	(167.02 sq ft)

Total Area: 115.42 sqm. (1,234.02 sq ft)

NB. Information provided by the Vendor, not inspected by Briarswood Property.

Planning:

The ground floor currently has Class E(a) use.

VAT:

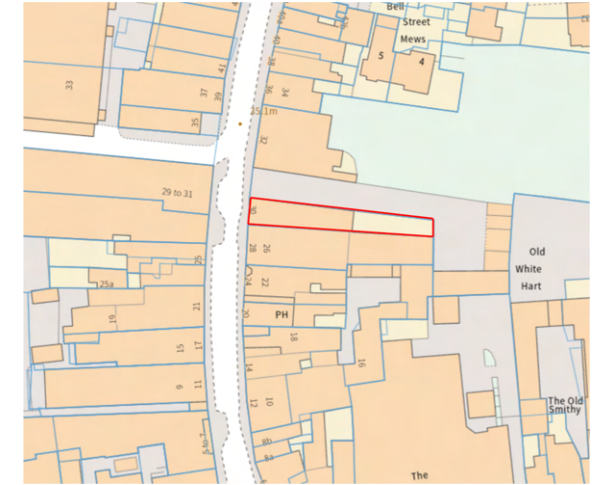
The property is elected for VAT.

EPC:

Rated C, full EPC available on request.

Business Rates:

The ground floor retail unit has a ratable value of £39,000. For rates payable the tenant should make their own enquiries with the local authority.



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

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