

Retail Unit To Let

6 Duke Street

Henley on Thames – RG9 1UP

The logo consists of the letters 'BWP' in a light blue, sans-serif font, centered within a solid grey square.

BWP

Retail Unit to Let – 963 sq ft (NIA)

6 Duke Street, Henley on Thames, Oxfordshire, RG9 1UP

ASKING RENT £40,000 pa



Summary:

- An opportunity to lease a prime 963 sq.ft retail unit in central Henley on Thames.
- The property is located on the West side of Duke Street.
- Benefits from excellent 6 metre frontage.
- Ideal for a range of uses under Class E.
- Not elected for VAT.

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 £40,000 pa (excl)

BWP Commercial Property Ltd

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

6 Duke Street, Henley on Thames, Oxfordshire, RG9 1UP

ASKING RENT £40,000 pa

Location:

The Property is located on the West side of Duke 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 and affluent market town located on the River Thames in South Oxfordshire, popular with families and London commuters alike.

Description:

The property consists of a 963 sq.ft retail unit fronting onto Duke Street with rear service access off Tuns Lane.

There is an excellent external 6 metre frontage and the property is offered as a vacant shell with services capped off.

VAT:

The property is not elected for VAT.

Areas:

Gross Internal Area 90 m2 (963 sq ft)

NB. Information provided by the Vendor, not measured by BWP Commercial Property.

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 £40,000 pa
(exclusive of Business Rates, VAT and Insurance).

Planning:

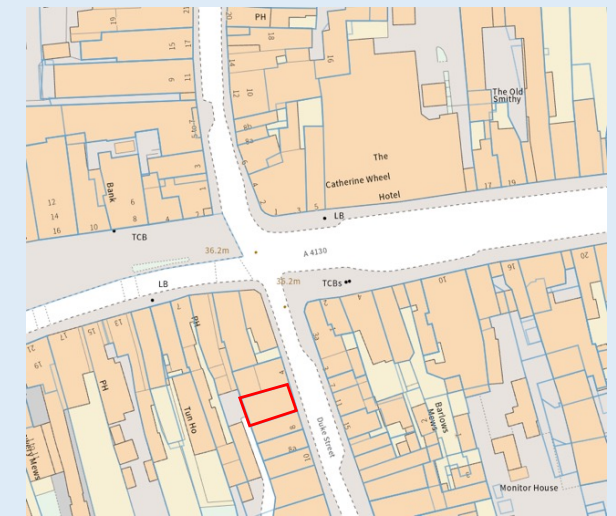
The property currently has Class E(a) use.

EPC:

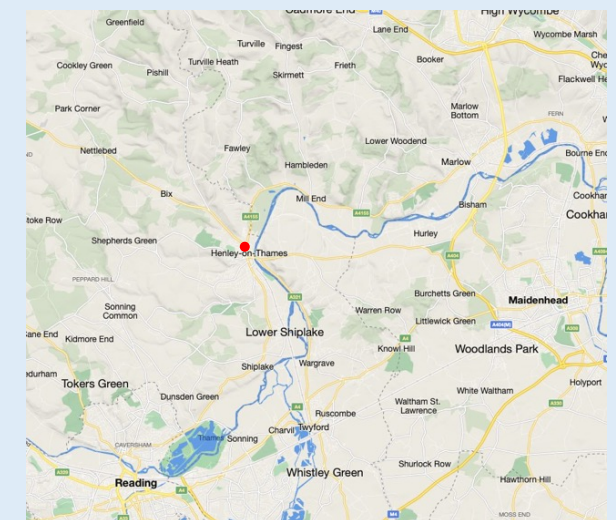
The property currently has an Energy rating of D. EPC certificate and report available on request.

Business Rates:

The unit has a ratable value of £36,983. 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

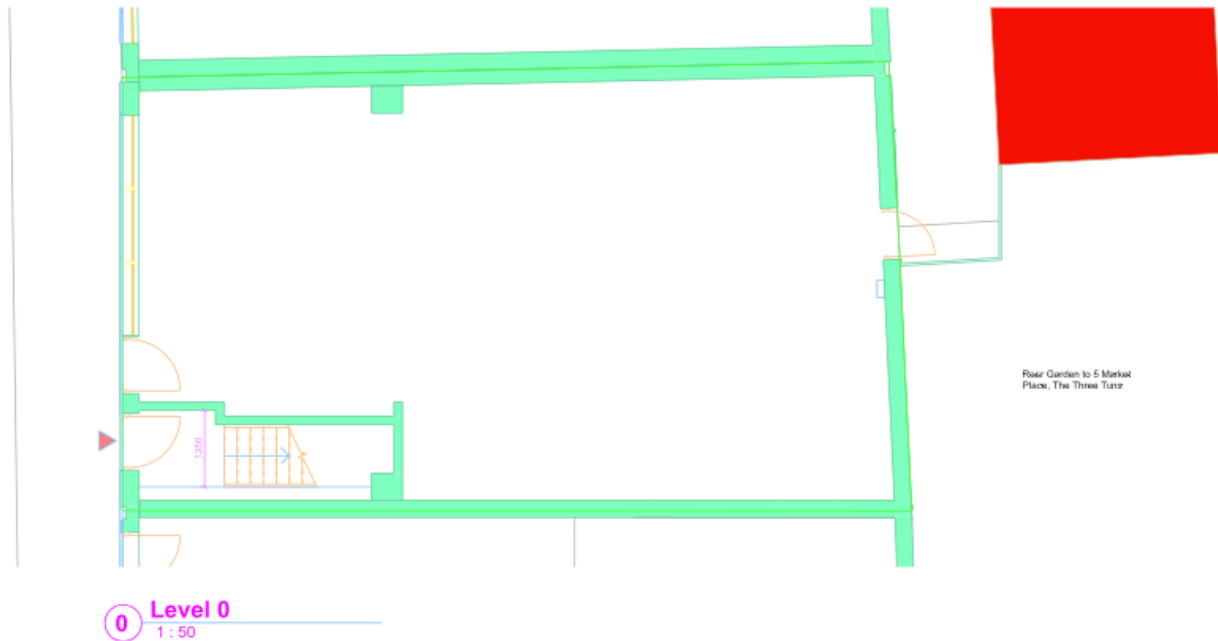


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Ground Floor (Proposed)



Areas:

Gross Internal Area 90 m2 (963 sq ft)

NB. Information provided by the Vendor, not measured by BWP Commercial Property.

Further Information:

Iain Duckworth Director MRICS
e: iain@bwpcommercialproperty.com
t: + 44 (0)1491 818 180
m: + 44 (0) 7977 130 170

Matthew Jackson Director
e: matthew@bwpcommercialproperty.com
t: + 44 (0)20 3411 1112
m: + 44 (0) 774 131 8999



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Matthew Jackson Director
e: matthew@bwpcommercialproperty.com
t: + 44 (0)20 3355 5551
m: + 44 (0) 774 131 8999

Iain Duckworth Director MRICS
e: iain@bwpcommercialproperty.com
t: + 44 (0)1491 818 180
m: + 44 (0) 7977 130 170

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