

Retail Unit To Let

20 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 background.

BWP

Retail Unit to Let – 1268 sq ft (GIA)

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

ASKING RENT £39,000 pa



Summary:

- An opportunity to lease a prime 1,268 sq.ft retail unit in central Henley on Thames.
- The property is located on the West side of Duke Street.
- 4.1 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 £39,000 pa (excl)

BWP Commercial Property Ltd

12A Hart Street, Henley-on-Thames,
Oxfordshire, RG9 2AU
www.bwpcommercialproperty.com

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

ASKING RENT £39,000 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 1,268 sq.ft retail unit fronting onto Duke Street with rear service access off Tuns Lane.

The frontage is 4.1 metres and the property is offered with vacant possession.

VAT:

The property is not elected for VAT.

Areas:

Retail	117.8 m2	(1268 sq ft)
Cellar	43.9 m2	(473 sq ft)
Total GIA	161.7 m2	(1741 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 £39,000 pa

(exclusive of Business Rates, VAT and Insurance).

Planning:

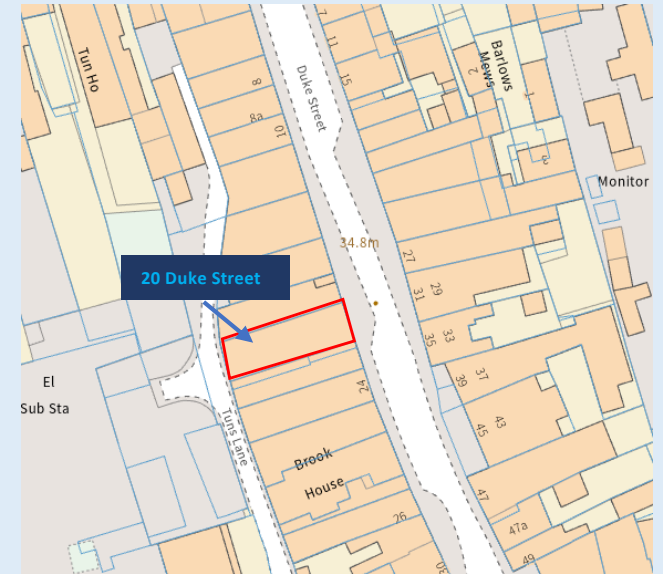
The property currently has Class E(a) use.

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 £30,000. 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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