

# Retail Unit To Let

## 33 Hart Street

Henley on Thames – RG9 2AR

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

BWP

# Retail Unit To Let – 214 sq ft (GIA)

33 Hart Street, Henley on Thames, Oxfordshire, RG9 2AR

**ASKING RENT £17,400 pa**



## Summary:

- An opportunity to lease a retail unit set within a landmark Grade II listed building in central Henley.
- The property is located on Hart Street close to St Mary's Church.
- Ideal for a range of uses under Class E.
- 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 £17,400 pa (excl)**

# 33 Hart Street, Henley on Thames, Oxfordshire, RG9 2AR

## ASKING RENT £17,400 pa

### Location:

The Property is located on the Northern side of Hart Street directly close to St Marys Church. There are many national occupiers located near by including Crew Clothing, Robert Dyas, White Stuff & Gails.

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 ground floor 214 sq.ft Class E commercial unit formally let to a computer repair business and is accessed via a communal entrance hall shared with the offices above.

### VAT:

The property is elected for VAT.

### Areas:

**Retail**      **22.4 m2**      (214.59 sq ft)

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

### EPC:

Exempt – Grade II Listed.

### Planning:

The property currently has Class E(a) use and would be suitable for a number of uses within Class E.

### Term:

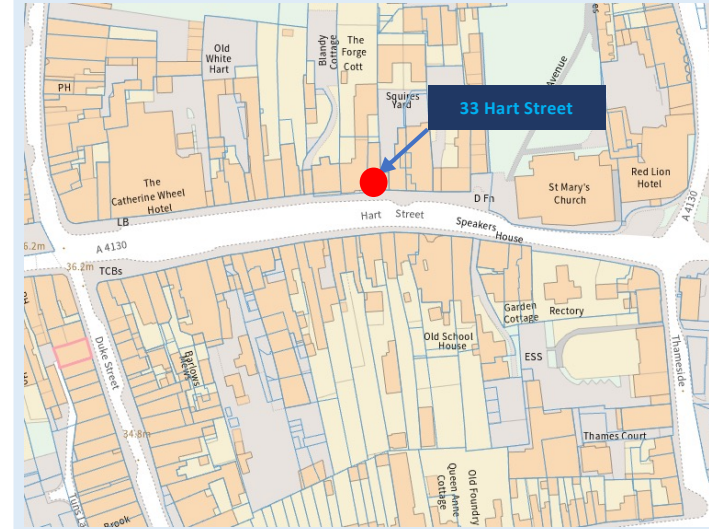
The unit is being offered by way of a new full repairing and insuring lease for a term to be agreed.

## Asking rent of £17,400 pa

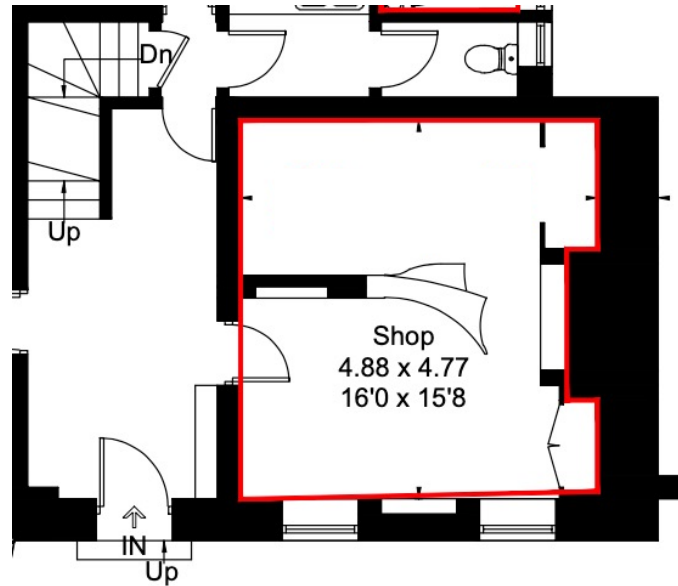
(exclusive of Business Rates, VAT and Insurance).

### Business Rates:

The unit has a ratable value of £13,000. 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



**BWP Commercial Property Ltd**

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

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

**BWP Commercial Property Ltd**

12A Hart Street

Henley-on-Thames, Oxfordshire

RG9 1HG

[www.bwpcommercialproperty.com](http://www.bwpcommercialproperty.com)

**Matthew Jackson Director**

e: [matthew@bwpcommercialproperty.com](mailto:matthew@bwpcommercialproperty.com)

t: + 44 (0)20 3355 5551

m: + 44 (0) 774 131 8999

**Iain Duckworth Director MRICS**

e: [iain@bwpcommercialproperty.com](mailto:iain@bwpcommercialproperty.com)

t: + 44 (0)1491 818 180

m: + 44 (0) 7977 130 170

**Disclaimer:** BWP Commercial Property Ltd, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statement of facts or representations of fact. No responsibility is taken of any statements within these particulars. BWP Commercial Property are not authorized to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf for their client. The text, photographs and plans are for guidance only. All measurements, areas, distances are approximate. It should not be assumed that the property has the appropriate planning permission. BWP Commercial Property have not tested any service, equipment of facilities. Purchasers must satisfy themselves by inspection or otherwise.