



Prime Retail Unit To Let
18 Market Place
Henley-on-Thames – RG9 2AP

BWP

Trusted since 1802
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

Prime Retail/Restaurant Unit to LET

18 Market Place, Henley-on-Thames RG9 2AP

ASKING RENT Whole Ground & Basement £69,000 pa (excl) - Part Ground & Basement £45,000 pa (excl)



Summary:

- An opportunity to lease a landmark commercial unit in central Henley-on-Thames.
- The unit which is being let for the first time since it was built fronts onto the pedestrianised Market Place.
- A Licence can be obtained from the local council to utilise the market square immediately adjacent to the frontage.
- The unit comprises c.2,300 sq ft on the ground floor, with c. 550 sq ft basement.
- It presents an excellent opportunity for a national retailer or leading company in the F&B sector.
- Not elected for VAT.

Asking rent:

Whole Ground & Basement £69,000 per annum (excl)
Part Ground & Basement £45,000 per annum (excl)

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ASKING RENT Whole Ground & Basement £69,000 pa (excl) - Part Ground & Basement £45,000 pa (excl)

Location:

The property is located in a prime position in the centre of the town enjoying frontage directly onto the pedestrianised Market Place and close to the river and Henley Train Station.

Henley-on-Thames is a vibrant market town on the River Thames. It has an abundance of independent shops, a selection of national chains and a thriving range of restaurants, bistros, cafes and pubs. Local occupiers include Cote, Gails, F45 & Majestic Wine.

Description:

The property consists of a c.2,301 sq ft ground retail unit with 551 sqft of basement fronting onto Market Place.

There is rear access to the property, and a seating licence is also available from the council on an annual basis to allow the occupier use of the market square immediately adjacent to the property.

Planning:

The property currently has Class E use and would be suitable for a number of different occupiers within this Class.

Term:

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

Asking rent:

Whole Ground Floor & Basement £69,000 pa

Part Ground Floor & Basement £45,000 pa

(Exclusive of Business Rates, Insurance and Service Charge).

Service Charge:

To be confirmed.

Business Rates:

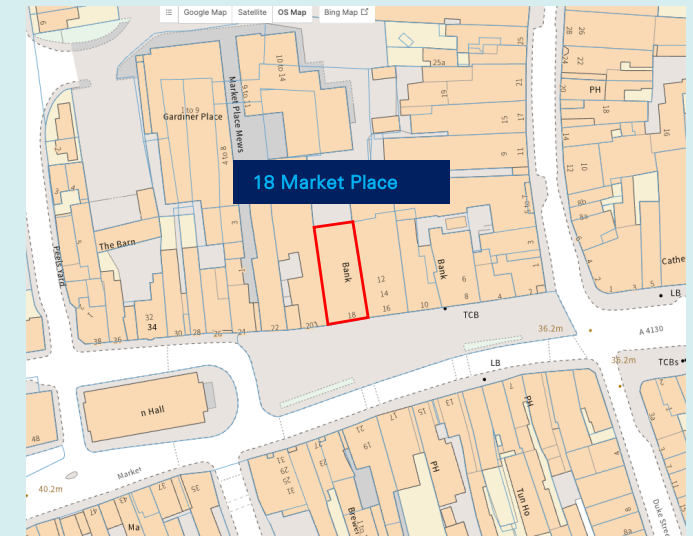
For rates payable enquiries should be made direct with the Local Authority.

VAT:

Not Elected for VAT.

EPC:

The property has an Energy Rating of C.



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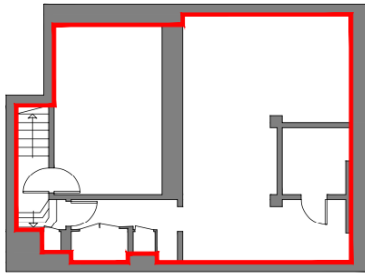
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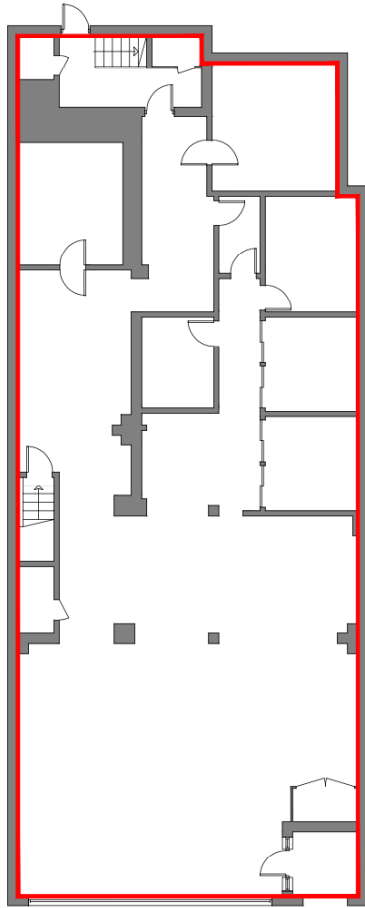
ASKING RENT Whole Ground & Basement £69,000 pa (excl) - Part Ground & Basement £45,000 pa (excl)

Whole Ground & Basement Areas:

	Gross Internal Area	
	Sqm	Sq Ft
Basement	51.5	551
Ground Floor	215.1	2,301
TOTALS	266.6	2,852



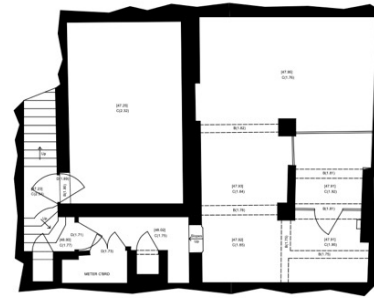
BASEMENT



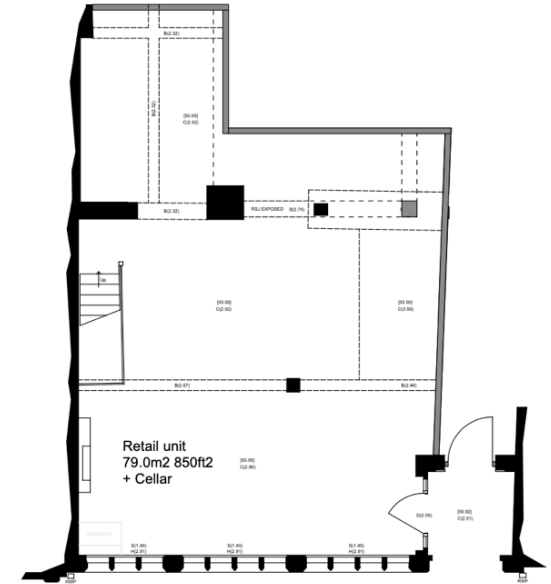
GROUND FLOOR

Part Ground & Basement Areas:

	Gross Internal Area	
	Sqm	Sq Ft
Basement	51.5	551
Part Ground	79	850
TOTALS	130.5	1,405



Basement floor plan



Ground floor plan

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

BWP

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