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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

For Sale - Investment/Office/Retail



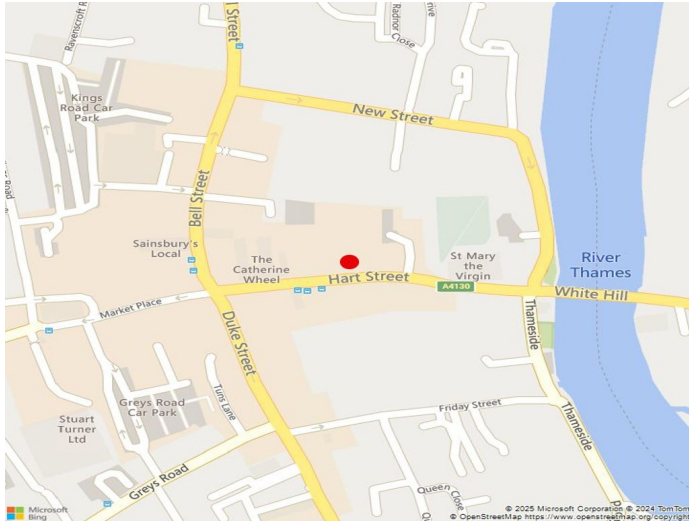
Forge House, 37 Hart Street, Henley-on-Thames, Oxfordshire RG9 2AR
3,073 sq ft (285.48 sq m) £1,000,000 for the freehold

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Location



Henley-on-Thames is a vibrant market town on the River Thames. Within its historic streets are an abundance of independent shops a selection of national chains and a thriving range of restaurants bistros cafes and pubs.

Description

Town centre grade II Listed investment consisting of a restaurant, retail, vacant offices and a residential flat, producing a total income of £66,000 p/a exclusive, potential ERV £75,000 p/a. There is a small flying freehold - title plan available on request. Ground floor restaurant let on a new 10 year lease from November 2023 to Banana Tree Restaurants Ltd at £35,000 p/a. Ground floor retail unit let on a 10 year lease from May 2021 to Glow Medispa at £19,000 p/a. First floor vacant offices. First floor residential flat let on an AST at £1,000 per month.



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Accommodation

Floors	sq ft	sq m
Ground Floor Restaurant	1,460	135.63
Ground Floor Retail	593	55.09
First Floor Office (vacant)	520	48.31
First Floor Flat	500	46.45
Total Area	3,073	285.48

EPC

N/A

VAT

Subject to VAT which shall be payable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Terms

The freehold is available for purchase subject to the occupational leases and subject to contract and exclusive of VAT.

Business Rates

Ground Floor Restaurant - Rateable Value £43,000

Ground Floor Retail Unit - Rateable Value £15,500

First Floor Offices - Rateable Value £11,500

Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562.

Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office

Tel: 01491 571111

Email: commercial@simmonsandsons.com

Code for Leasing Business Premises

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: [RICS](https://www.rics.org)

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