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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Retail/Office



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

277 sq ft (25.73 sq m)

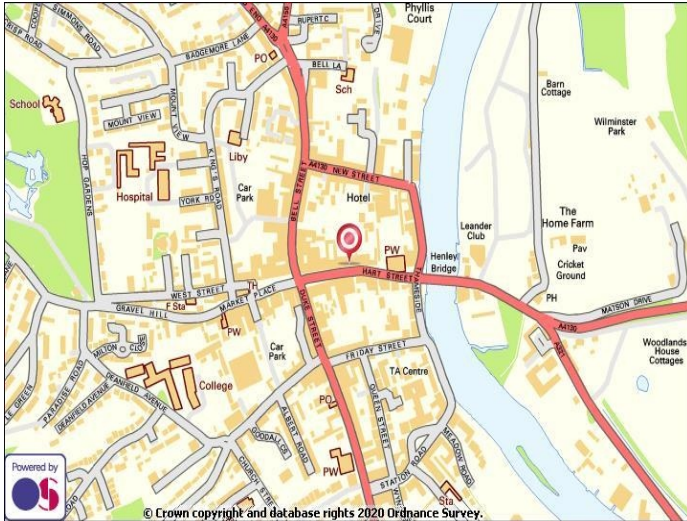
£17,400 per annum

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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 bistros cafes and pubs.

The property is located on one of the central shopping streets in Henley-on-Thames, between the pedestrianised Market Place and the River Thames. Nearby retailers include Café Rouge, Zizzi, The Catherine Wheel and The Hart Street Tavern, as well as numerous other well-established independent retailers.

Description

33 Hart Street is a town centre retail unit within a Grade II listed building comprising a ground floor retail unit, WC and kitchenette.



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

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor Retail	239	22.2
Kitchenette	38	3.53
Total Area	277	25.73

EPC

EPC not required.

VAT

VAT is payable in respect of this property.

Legal Costs

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

Terms

A new IRI lease for a term by arrangement.

Business Rates

Rateable Value : £13,000

Some businesses may be eligible for small business rates relief.

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](http://www.rics.org)

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