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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Office



Suite 1, Belmont House, 23 New Street, Henley-on-Thames RG9 2BP

350 sq ft (32.52 sq m)

£15,000 per annum

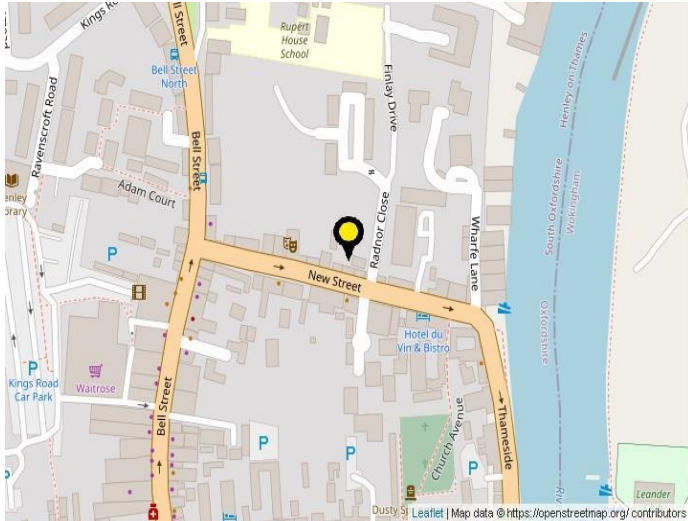
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## Location



Henley-on-Thames, famous for the Henley Royal Regatta and Henley Festival held each July, is one of the most scenic Thames Valley towns. It has an established commercial centre with excellent retail and leisure facilities. Belmont House is an attractive Georgian townhouse close to Henley town centre and the River Thames.

## Description

An attractive office suite offering two inter-connecting, ground floor rooms in a period building providing flexible, well-presented, character accommodation with numerous original features and access onto the private garden at the rear.



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 Suite 1	350	32.52
<b>Total Area</b>	<b>350</b>	<b>32.52</b>

## EPC

EPC not applicable.

## VAT

VAT is not payable in respect of the offices.

## Legal Costs

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

## Terms

A new lease for a term by arrangement.

Rent for Suite 1 - £15,000 per annum exclusive.

Service charge approximately £500 per quarter includes electricity, gas, water and maintenance.

## Business Rates

Rateable Value : £7,800

Some businesses may be eligible for 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](mailto: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://RICS)

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