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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# For Sale - Office



Old Brewery House, 86 New Street, Henley-on-Thames RG9 2BT

1,656 sq ft (153.84 sq m)

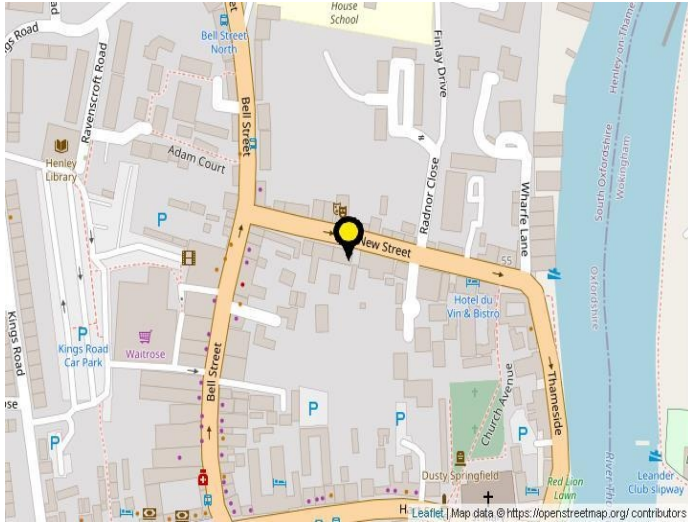
£600,000 for the freehold

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## SIMMONS & SONS

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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

Old Brewery House is a Grade II\* Listed office arranged over four floors just a few yards from the River Thames. The offices are very well presented and consist of two rooms on the ground, first and second floors. The WC facilities are in the well-appointed basement.



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	450	41.8
First Floor	409	38
Second Floor	420	39.02
Basement	377	35.02
<b>Total Area</b>	<b>1,656</b>	<b>153.84</b>

## EPC

EPC not applicable as the property is Grade II\* Listed.

## VAT

The sale will be subject to VAT.

## Legal Costs

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

## Terms

Freehold available - £600,000

## Business Rates

Rateable Value : £18,250

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://www.rics.org)

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32 Bell Street  
Henley-on-Thames  
Oxon  
RG9 2BH  
T: 01491 571111

1 High Street  
Marlow  
Bucks  
SL7 1AX  
T: 01628 484353

12 Wote Street  
Basingstoke  
Hants  
RG21 7NW  
T: 01256 840077

Peper Harow  
The Estate Office  
Godalming  
GU8 6BQ  
T: 01483 418151