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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Retail



1-3 Greys Road, Henley-on-Thames, Oxfordshire RG9 1SB

600 sq ft (55.74 sq m)

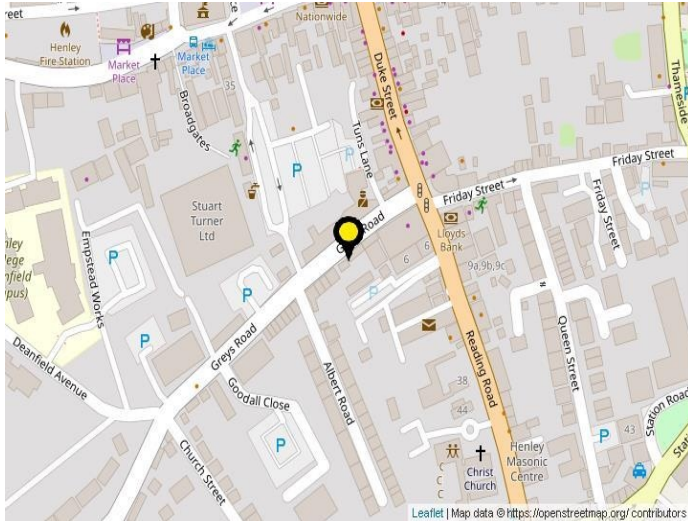
£22,000 per annum

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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

1-3 Greys Road is a grade II listed double-fronted ground floor retail shop in busy secondary location. It has good display windows on its corner frontage. Other nearby retailers include Sofa & Stuff, Cook, Spoon Cafe and The Post Office.



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## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	600	55.74
<b>Total Area</b>	<b>600</b>	<b>55.74</b>

## EPC

The EPC rating for this property is pending.

## VAT

VAT is not applicable.

## Legal Costs

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

## Terms

A new FRI lease for a term by arrangement.

## Business Rates

Rateable Value : £16,500

Rates Payable : £8,233.50

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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