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To Let - Boutique Hotel



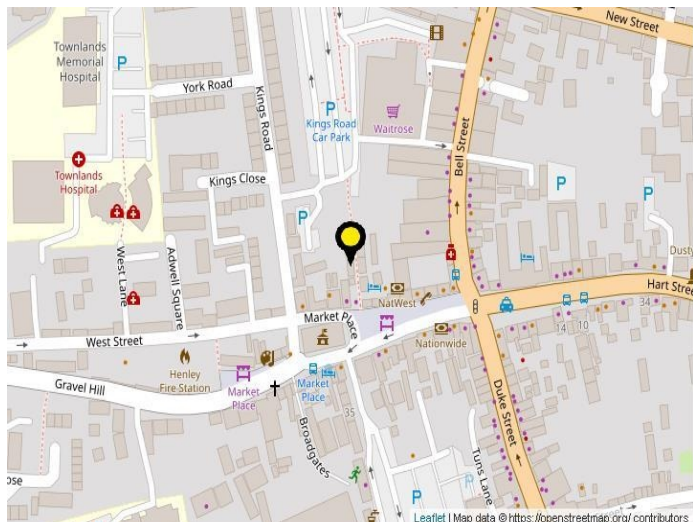
6 Hotel Rooms, 20 Market Place, Henley-on-Thames, Oxfordshire RG9 2AH
1,569 sq ft (145.76 sq m) £50,000 per annum

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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 restaurants bistros cafes and pubs.

Description

20 Market Place is fully fitted with 6 hotel rooms on first and second floors with its own access and ground floor reception direct off Market Place. Each room has an ensuite and forms part of the wider Gardiner Place development - a new luxury living and boutique shopping destination which includes Majestic Wine, Pets Corner and F45 Gym. Piccolino Restaurant will soon be opening on the ground floor. It is located in a prime position on Market Place next to Gail's Bakery with Waitrose to the rear and ample pay and display car parking (first hour free).



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Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Second Floor 2 Rooms	495	45.99
First Floor 4 Rooms	1,074	99.77
Total Area	1,569	145.76

EPC

The EPC rating for this property is C.

VAT

VAT is 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 rooms: £13,250

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

Contact

Strictly by appointment with the Joint Marketing Agents:

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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

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