

**TO LET**  
**PROMINENTLY LOCATED A2 RETAIL UNIT**  
**1,365ft<sup>2</sup> (126.75m<sup>2</sup>)**



**22 READING ROAD  
HENLEY-ON-THAMES  
OXON  
RG9 1AG**



**LOCATION**

Henley-on-Thames, famous for the Henley Royal Regatta and the Henley Festival held each July is one of the most scenic Thames Valley towns and has a popular and thriving town centre with excellent retail and leisure facilities.

The town is located approximately 8 miles north east of Reading, 7 miles west of Maidenhead and 11 miles south west of High Wycombe and is approximately 50 minutes drive from West London.

The M4 and M40 motorways are both readily accessible within a 15 minute drive. Henley has a rail service to London (Paddington) via Reading with a journey time of approximately 50 minutes.

**DESCRIPTION**

22 Reading Road is prominently located in a high profile parade of retail units on the principle road leading into Henley town centre from the train station, Reading and the south, and benefits from a substantial and modern shop front window. Nearby occupiers include Laura Ashley and Lloyds TSB Bank as well as numerous well established independent local retailers.

**ACCOMMODATION**

The property comprises the following approximate Areas:

|                  |                    |                        |
|------------------|--------------------|------------------------|
| Retail Area 1    | 772ft <sup>2</sup> | (71.68m <sup>2</sup> ) |
| Retail Area 2    | 514ft <sup>2</sup> | (47.75m <sup>2</sup> ) |
| Sales/Stock Area | 79ft <sup>2</sup>  | ( 7.32m <sup>2</sup> ) |
| Kitchen          | 48ft <sup>2</sup>  | ( 4.49m <sup>2</sup> ) |
| WC               |                    |                        |
| Shop ITZA        | 801ft <sup>2</sup> | (34.38m <sup>2</sup> ) |

**TERMS**

The property is available by way of a new lease on terms to be agreed.

**RENT**

£30,000 per annum

**RATES**

|                       |         |
|-----------------------|---------|
| Rateable Value        | £22,000 |
| Rates Payable 2015/16 | £9,460  |

We understand the above rates to be payable, however interested parties should make their own enquiries directly with South Oxfordshire District Council Business Rates Department on 0845 3005562.

**VAT**

VAT is payable in respect of this property.

**LEGAL COSTS**

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

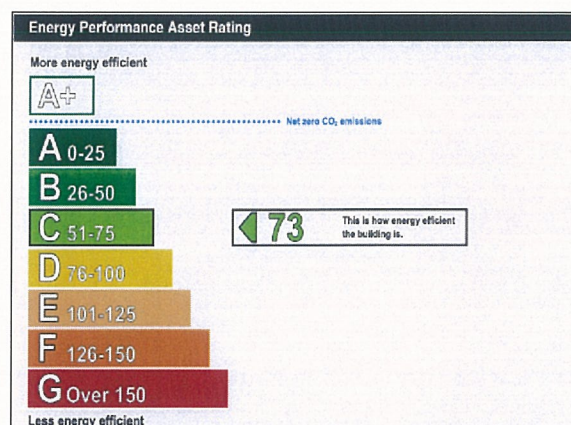


## VIEWINGS

Strictly by appointment through the Sole Agents:-  
Dunster and Morton



info@dunsterandmorton.co.uk



September 2015

SUBJECT TO CONTRACT

