Chartered Surveyors & Commercial Property Consultants

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TO LET

PROMINENTLY LOCATED A2 RETAIL UNIT

1,365ft² (126.75m²)



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

NOTE: Dunster & Morton is the trading name for Dunster & Morton LLP. Dunster & Morton for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Dunster & Morton or the vendor. (3) None of these statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither Dunster & Morton nor any person in their employment has authority to make or give any representation or warranty whatever in relation to this property.

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 ²	(71.68m ²)
Retail Area 2	514ft ²	(47.75m ²)
Sales/Stock Area	79ft ²	(7.32m ²)
Kitchen	48ft ²	(4.49m ²)
WC Shop ITZA	801ft ²	(34.38m ²)

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



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