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**Dunster
Morton⁺**
CHARTERED SURVEYORS
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TO LET

**RETAIL PREMISES
660ft² [61.31m²]**



**14 BELL STREET
HENLEY-ON-THAMES
OXFORDSHIRE RG9 2BG**

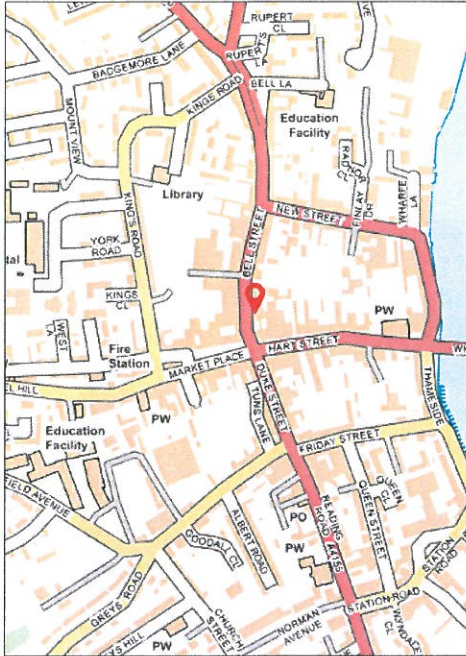
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LOCATION

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

14 Bell Street is a prominently located retail unit, situated close to the crossroads of Market Place, Hart Street and Duke Street. It comprises an air-conditioned, ground floor retail space and rear storage. Nearby retailers include Monsoon, Patisserie Valerie, Starbucks, Crew, Boots, Sainsburys and W H Smith.



ACCOMMODATION

The Net Internal Floor Area of the building is in the region of 660t² [61.31m²].

TERMS

The premises are available by way of a new Internal Repairing Lease for a term to be agreed. The tenant is also responsible for an appropriate proportion of the Building Insurance premium.

BUSINESS RATES

Rateable Value: £24,750
Rates Payable: £11,904.75

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

RENT

£24,000 per annum.

LEGAL COSTS

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

VAT

VAT will be chargeable on the rent.

VIEWINGS

Strictly by arrangement with Dunster and Morton:-



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