

**RAPLEYS**

## TO LET Retail Unit

rapleys.com  
0370 777 6292

2-4 Bell Street,  
Henley-on-Thames RG9 2BG

CONTACT **Matthew Guest**  
07810 698175 | matthew.guest@rapleys.com

**Alfred Bartlett**  
07738 090760 | alfred.bartlett@rapleys.com



Prominent retail unit in a prime pitch

Town centre location

£110,000 per annum

Nearby traders include **Boots, Joules, Sainsbury's** and **Starbucks**

Potential for A3 (subject to planning)

# TO LET Retail Unit

rapleys.com  
0370 777 6292

2-4 Bell Street,  
Henley-on-Thames RG9 2BG

CONTACT **Matthew Guest**  
07810 698175 | matthew.guest@rapleys.com  
**Alfred Bartlett**  
07738 090760 | alfred.bartlett@rapleys.com

### Location

Henley-on-Thames is a vibrant market town in Oxfordshire. The town is located on the river Thames and is 9 miles northeast of Reading and 23 miles southeast of Oxford. There are a variety of different shops within the town centre from independent fashion retailers to a selection of national chains, as well as an abundance of restaurants, cafés and pubs.

### Description

The unit is located in a prime corner position on Bell Street and Hart Street. It has excellent visibility and is prominently located in the heart of Henley-on-Thames. The unit is located within the central shopping street and next to the pedestrianised Market Place. Nearby traders include **Boots, Joules, Sainsbury's** and **Starbucks**.

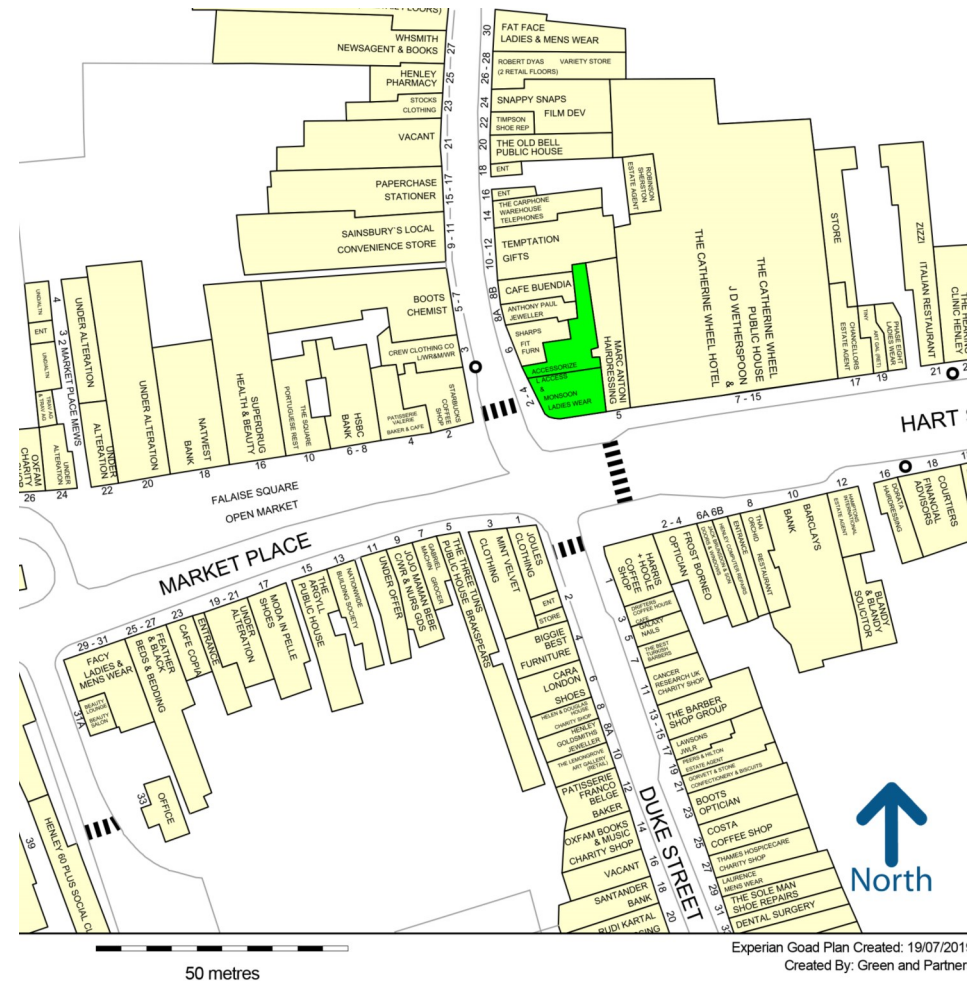
### Accommodation

The property is arranged over ground, first and second floors comprising the following approximate areas and dimensions:

Gross frontage	77 ft 4 ins	23.57m
Net frontage	55 ft 1 ins	22.89m
Ground floor sales	1,724 sq ft	160.16 sq m
Ground floor ancillary	681 sq ft	63.27 sq m
First floor ancillary	681 sq ft	63.27 sq m
Second floor (not inspected)	318 sq ft	29.54 sq m

There is potential to subdivide. More details on request.

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Experian Goad Plan Created: 19/07/201  
Created By: Green and Partner

**TO LET**  
**Retail Unit**

rapleys.com  
**0370 777 6292**

2-4 Bell Street,  
Henley-on-Thames RG9 2BG

CONTACT **Matthew Guest**  
07810 698175 | matthew.guest@rapleys.com  
**Alfred Bartlett**  
07738 090760 | alfred.bartlett@rapleys.com

**Tenure**

Leasehold. £110,000 per annum.

**Terms**

For a new lease to be agreed.

**Rating**

We are advised that the Rateable Value for the property is £117,000 and the UBR for 2019/20 is 50.4p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

**Energy Performance**

Energy Performance Asset Rating: TBC.

**VAT**

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

**Viewing**

Strictly by appointment with the joint agents.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. © Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in July 2019 (updated October 2019).

