



**SMART4**  
REAL ESTATE CONSULTANCY  
♦ ♦ ♦ ♦

**12-16 Market Place  
Henley-on-Thames  
Oxfordshire  
RG9 2AH**



## **HIGH STREET RETAIL UNIT OPEN AI NON-FOOD PLANNING**

### **Location**

The premises are prominently located on Market Place close to the junctions of Bell Street and Hart Street.

Adjacent retailers include Monsoon, Mint Velvet, Loch Fyne, Feather & Black, Pizza Express, Starbucks and Patisserie Valerie.

### **Accommodation**

The premises comprise a retail unit designed over ground floor level only, incorporating the following approximate areas:-

Ground Floor GIA: 226 sq m (2,440 sq ft)

### **Tenure**

The premises are available by way of an assignment of the existing effectively full repairing and insuring lease for a term of 10 years to expire 27th September 2020. The passing rent is £67,500 per annum exclusive.

### **Rates**

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £54,000      UBR (2016/2017): 49.7p      Rates Payable: £26,838

### **Viewing**

Please note that the staff are unaware of the availability of this property and therefore for further information or to arrange any inspections please contact this office on the below number.



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For further details

**020 7569 9900**

EPC available on request  
Subject to Contract and Exclusive of VAT  
These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

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