

# TOWN CENTRE SHOP TO LET



**1,065 Sq. Ft. (99.00 Sq. M.) approx**

3 Duke Street

**Henley-on-Thames**

RG9 1UR

RETAIL UNIT INCLUDING FIRST FLOOR OFFICES/STORES

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Windsor office 01753 851251



## Location

Situated just a few yards from the junction of Market Place/Bell Street/Hart Street in the centre of Henley-on-Thames and close to multiple retailers like Costa Coffee, Boots Opticians and Joules.

## Description

No. 3 Duke Street has a frontage of approximately 18 feet and a retail area with an overall depth of approximately 33 feet with ancillary storage to the rear. A separate stairwell provides access to a kitchen and WC and an extensive first floor office and storeroom. There is access to a rear Courtyard.

## Accommodation

<u>Ground Floor</u>		
Retail Stores	418 sq ft 60 sq ft	
	<b>TOTAL</b>	<b>478 sq ft (44 m<sup>2</sup>)</b>
<u>First Floor</u>		
Office/Staff Stores	500 sq ft 87 sq ft	
	<b>TOTAL</b>	<b>587 sq ft (55 m<sup>2</sup>)</b>

*Approx net internal area (NIA)*

## Terms

Rental £35,000.00 p.a.x.

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

The property is offered on a new lease for an initial term of up to 6 years at a commencing rent of £35,000 per annum.

## Business Rates

The billing authority is South Oxfordshire District Council

Rateable value: £25,000.00

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT T.B.C

## Amenities

- Prominent town centre location
- Includes first floor offices and stores
- Nearby Occupiers include Boots Opticians and Joules

## Energy Performance Rating

E - 102

## Viewing and further information



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