



INVESTMENT / DEVELOPMENT OPPORTUNITY

FREEHOLD **FOR SALE**

25 Thameside, Henley on Thames, RG9 2LJ



LOCATION

The property occupies a superb riverside location close to the finish line of the Henley Regatta rowing course and Henley Bridge.

Henley's town centre shopping is a short walking distance away and the property sits next to the prestigious Henley Brewery development and Hotel Du Vin.

DESCRIPTION

A traditional two storey building dating from the 17th century the property has in recent years been the location of The Spice Merchant Restaurant on ground floor with ancillary accommodation on first floor. Extensive recent works in the restaurant has provided modern bar, kitchen and seating areas with total covers of approximately 120.

There is separate access through a former carriage entrance that fronts the River, leading to a self-contained staircase serving the first floor accommodation.

CAR PARKING

The property is offered with the benefit of 4 private spaces located immediately opposite the restaurant, adjacent to the Thames moorings, at a rent of £1,700 per annum. per space on a 10 year lease term.

EXISTING AREAS

Existing GIAs	sqm	sq ft
Ground floor		
Existing restaurant	324.97	3498
First Floor		
Staff Accommodation	86.11	926.9
Total	411.08	4424.9

TENURE & RESTAURANT LEASE

The property is offered for sale freehold subject to a new lease on the ground floor restaurant to Henley Restaurants Limited (t/a The Spice Merchant). The Lease to be for a term of 15 years, subject to a Tenant's right to break after 10 years, at a commencing rent of £65,000 per annum exclusive, and subject to upward only five yearly open market reviews

TENANT

Henley Restaurants Ltd. have operated from the subject property since 2007 and full accounts are available on request. The Company has a credit rating of 67 (Low Risk).

TERMS

We are instructed to invite offers for our Client's freehold interest, subject to a new restaurant lease at £65,000 per annum, and with the benefit of vacant possession of the balance of the property on completion.

Our Client will agree to give up part of the rear section of the restaurant in order to accommodate a development of the scale and type proposed in the recent Pre-App.

GUIDE PRICE

Offers in excess of £2,000,000, ex VAT.

EPC

D-97



TOWN PLANNING & DEVELOPMENT POTENTIAL

Our Clients have retained planning consultants, architects and other professionals to carry out a thorough review of the potential for development of this Grade II Listed riverside property and a Pre-App process with South Oxfordshire D.C. was completed in February 2019.

Full details are available on request. In summary the Planning Authority have confirmed that their "officers would support the principle of changing use of part of the property and the formation of two residential units".

There are matters to be resolved on the detail of the proposed new build and impact on the existing structure but by way of guidance we can confirm that the indicative scheme that was submitted with the Pre-App proposes the conversion of the existing first floor to provide an apartment with self-contained ground floor entrance (Unit 2) and a new split level apartment (Unit 1) incorporating part of the existing restaurant and new first floor accommodation and roof terrace.

The proposed floor areas for the submitted development is as per the Area Schedule.

AREA SCHEDULE

Proposed / Pre App GIAs	sqm	sq ft
Unit 1 Ground Floor	89.00	958.0
First Floor	58.36	628.2
Unit 1 Total	147.36	1586.2
Unit 2 Ground Floor	9.61	103.4
First Floor	86.11	926.9
Unit 2 Total	95.72	1030.3
Residential Total	243.08	2616.5
Restaurant	246.60	2654.4

FURTHER INFORMATION AVAILABLE

- PDF of Pre-App submission with plans of Existing & Proposed
- PDF of Pre-App response from Planning Authority
- 3 Years' Accounts on Henley Restaurants Ltd.

**KEMPTON
CARR
CROFT**

PROPERTY CONSULTANTS



VIEWING DETAILS & CONTACT

Strictly by appointment of sole agents Kempton Carr Croft.

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These particulars are believed to be correct but their accuracy is in no way guaranteed neither do they form any part of a contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Kempton Carr Croft.

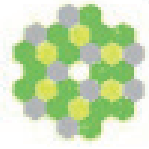
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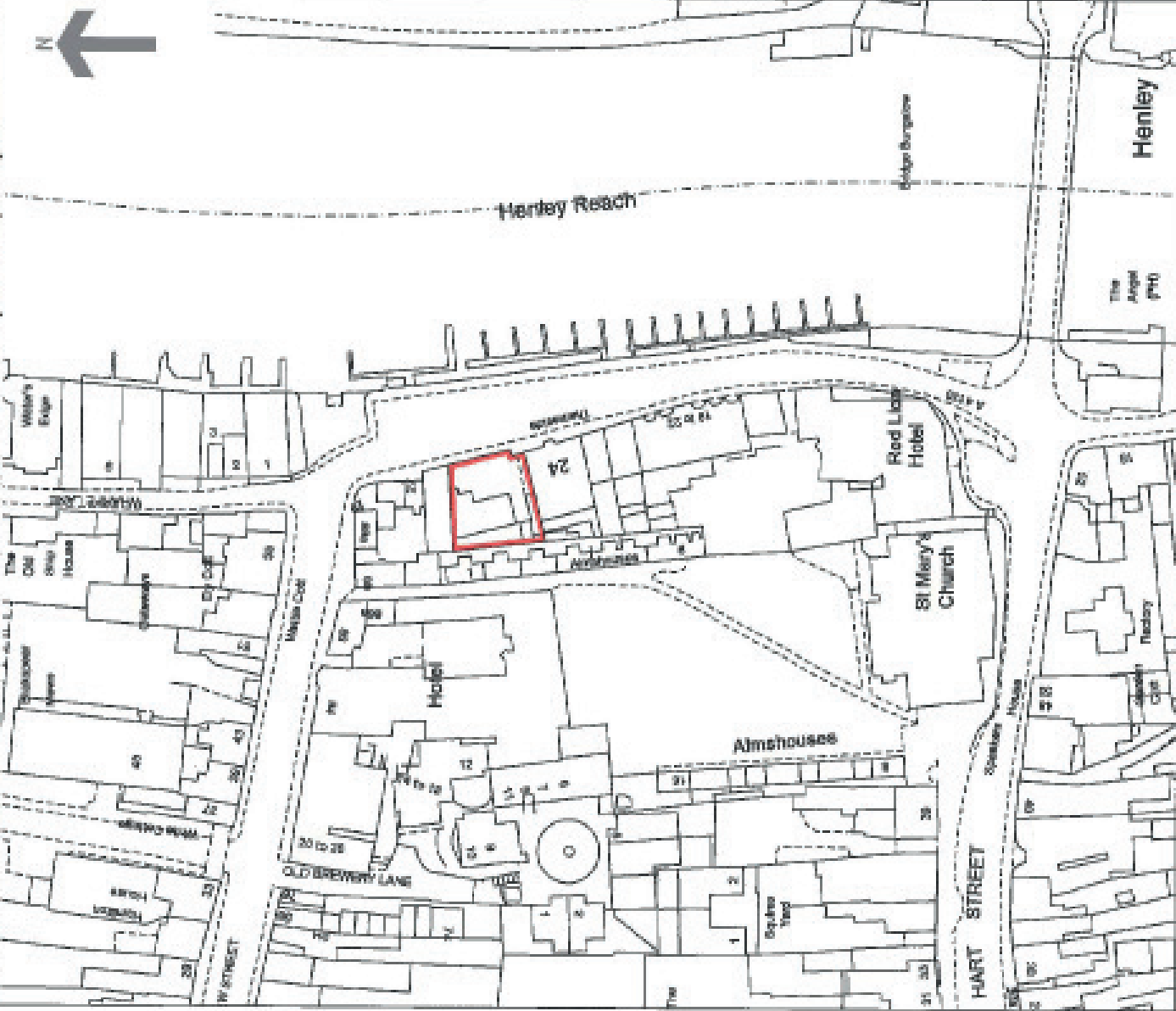
PROPERTY CONSULTANTS



HM Land Registry
Official copy of
title plan

Title number **ON255822**
Ordnance Survey map reference **SU7682NW**
Scale **1:1250** enlarged from **1:2500**
Administrative area **Oxfordshire : South**
Oxfordshire

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