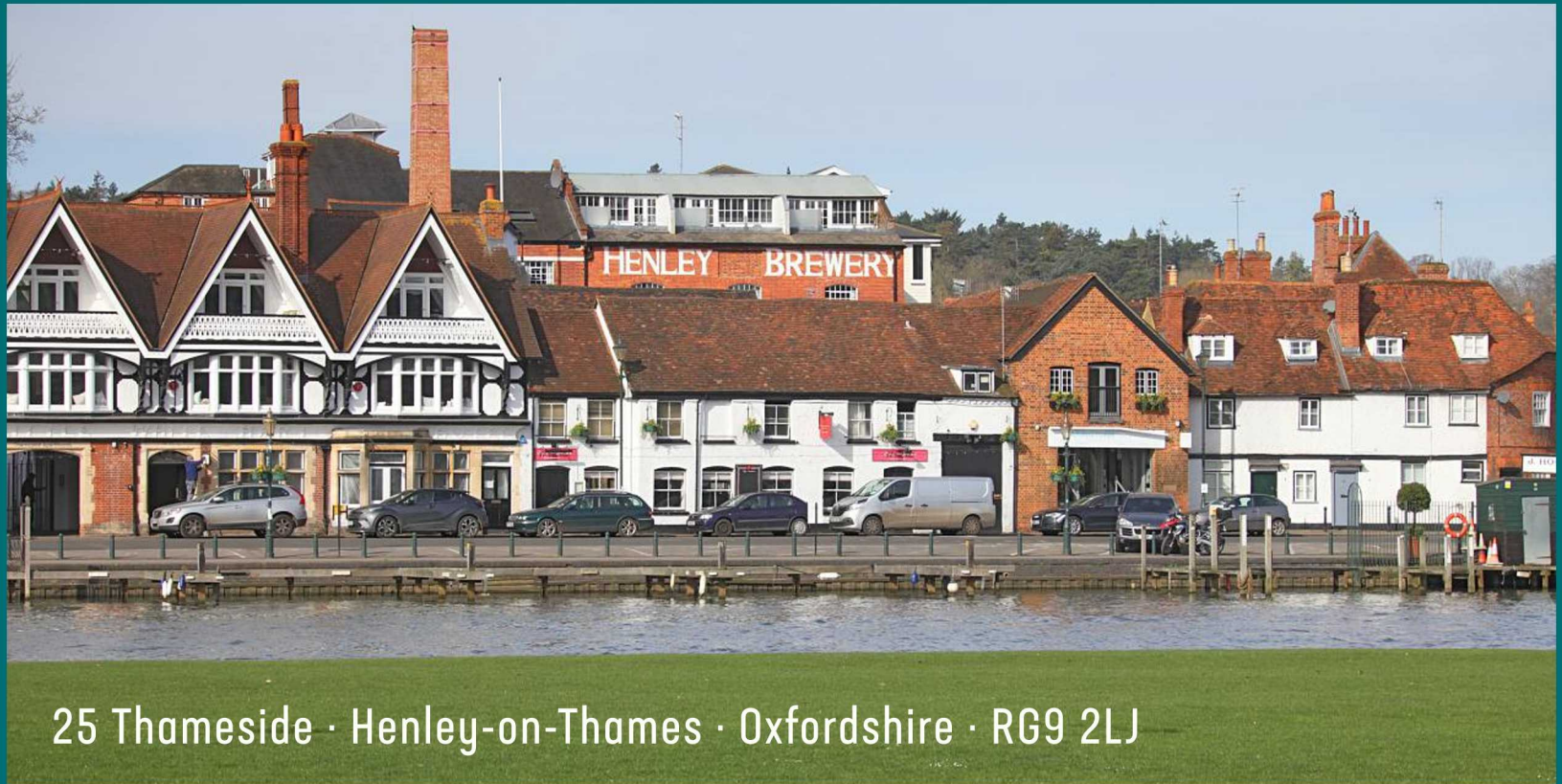


25 Thameside

Ground floor
restaurant with
an extensive
frontage
overlooking the
River Thames



25 Thameside · Henley-on-Thames · Oxfordshire · RG9 2LJ

- Existing fully fitted kitchen
- Large Bar/Reception
- Rear Terrace Seating
- Approx. 100 covers



2,320 sq ft
(215 sq m)

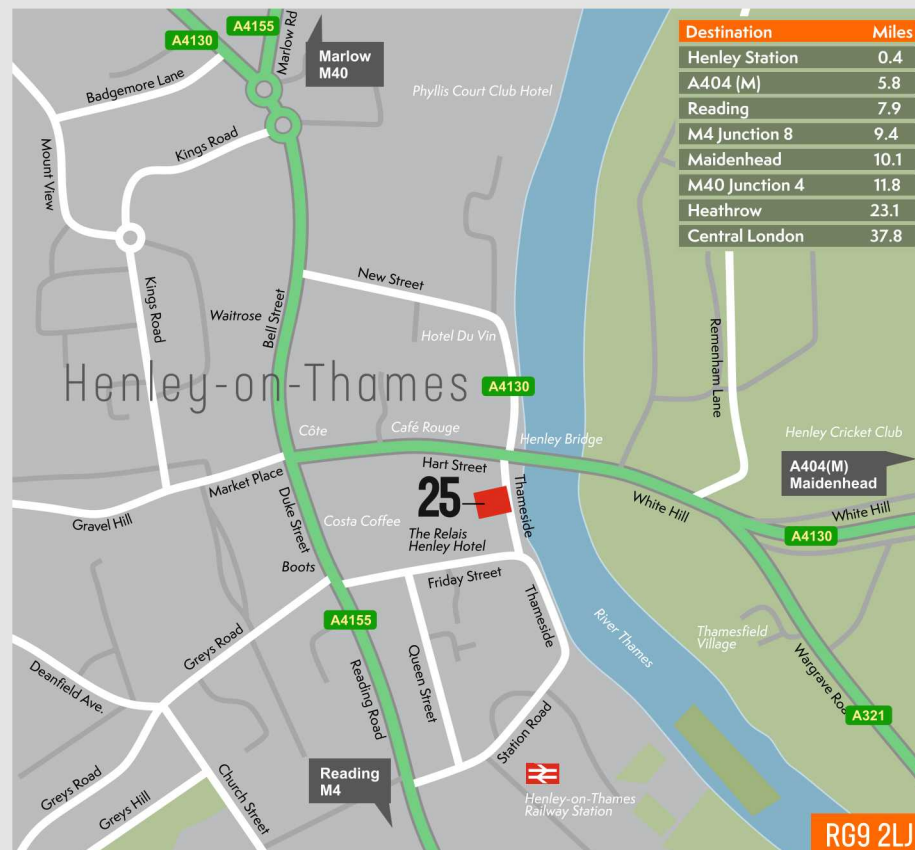
TO LET

Location

Henley-on-Thames is a vibrant market town on the River Thames. It has an abundance of independent shops, a selection of national chains and a thriving range of restaurants, bistros, cafes and pubs. Famous for the world renowned Henley Royal Regatta and Henley Festival. Set beside the River Thames, the town is situated 38 miles west of central London, 10 miles north of Reading and 25 miles from central Oxford.

Henley benefits from good transport links to both the M4 (J8/9) and the M40 (J6) and has the addition of regular train services to London Paddington, with an average time of 45 minutes at peak times. The Elizabeth Line (Crossrail) is accessible at Twyford Station which is 5 miles from Henley. Maidenhead is just 10 miles and the next stop on the new Elizabeth line to London.

Other occupiers on Thameside include Farrow & Ball, Knight Frank, and The Relais Henley Hotel featuring Mosimman's of London Restaurant. Hotel Du Vin is located to the rear of the property on New Street.



Description

A traditional two storey building dating back to the 17th century. The property has in recent years been the location of the Spice Merchant a successful high end Indian restaurant for almost 20 years. There are two large air-conditioned seating areas plus a rear terrace. A recent upgrade of the interior has provided a modern bar and fitted kitchen/prep area. There are approximately 100 covers. Two parking spaces are available opposite the property and adjacent to the Thames moorings.

Nearby tenants on Thameside include Farrow & Ball, Knight Frank, Blandy & Blandy Solicitors and The Relais Henley Hotel former Red Lion Hotel which features Mosimann's of London Restaurant.

Floor Areas (approx.)

Restaurant -
1,868 sq. ft. (173.6 sq.m.)

Kitchen/Prep -
452 sq. ft. (42 sq.m.)

Business Rates

The property is valued for business rates at Rateable Value £43,500.

(Interested parties are advised to make their own enquiries of South Bucks D.C. for further information on rates payable).

Availability & Terms

The property will be available Spring 2023 and is offered on a new Lease.

Rent and other terms are available on request.



For further information, please contact sole agent:

Ron Gower

E: ron.gower@kemptoncarr.co.uk

T: 01628 771221

M: 07831 899443

