

Henley-on-Thames

FREEHOLD
FOR SALE

Residential
investment

Old Dominion House
5, Gravel Hill,
Henley on Thames
RG9 2EG

3 residential
apartments, office
and 3 car spaces .

Rent £3025 pcm
£36,300 pa



Henley-on-Thames



Old Dominion House 5, Gravel Hill, Henley-on-Thames RG9 2EG

Location

The property is situated in a prime location in the heart of the town centre at the southern end of Gravel Hill close to the junction with Market Place and within easy walking distance of Henley railway station.

Description

The property comprises three apartments one studio apartment on the ground floor with two 2 bedroom apartments on first and second floor. There is also an office on ground and basement level capable of conversion to a one bedroom flat subject to planning consent. Each apartment has modern combination boilers providing gas fired central heating to radiators, modern kitchen appliances and heat/smoke detection sensors.

Vacant office area: 360 sq ft + bathroom

The Grade 2 Listed building is of brick construction under a pitched slate roof. There are 3 car parking spaces to the rear of the site.

Energy Performance certificates

Apartment 1 - D valid until Nov 2032

Apartment 2 - C valid until Nov 2032

Studio - C valid until Nov 2032

Tenancies

Apartment 1 AST to Aug 2024 Rent £1200 pcm

Apartment 2 AST to Sep 2024 Rent £1075 pcm

Studio AST to April 2024 Rent £750 pcm

Total rent £3025 pcm (£36,300 pa)

VAT

VAT is not payable in respect of this property.

Legal Costs

Each party to be responsible for their own legal costs.

Terms

Freehold available subject to existing residential ASTs

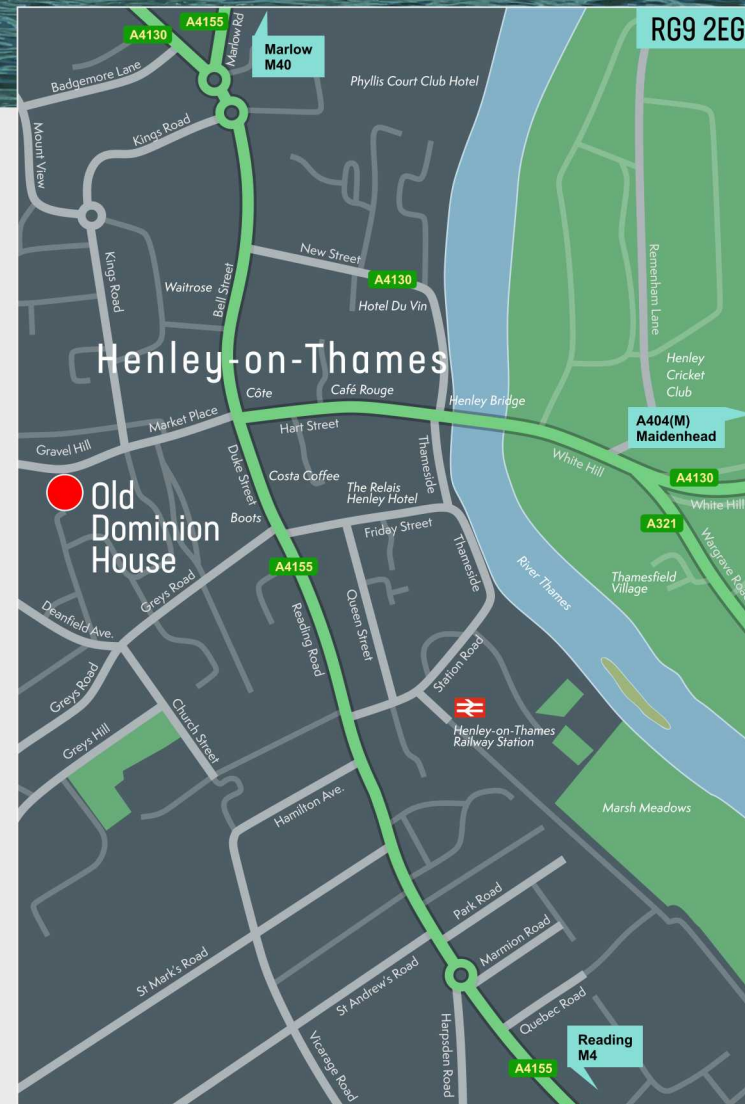
Destination	Miles
Henley Station	0.5
A404 (M)	6.0
Reading	7.1
M4 Junction 8	9.6
Maidenhead	8.8
M40 Junction 4	11.9
Heathrow	23.2
Central London	37.8

Proposal

Price on application

Viewings

Strictly by appointment
with sole marketing agents
Kempton Carr Croft:



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