

Riverside Commercial Opportunity

25 Thameside

Henley on Thames – RG9 2LJ

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Self-Contained Riverside Commercial Unit – 2,630 sq ft (GIA)

For Sale/To Let

25 Thameside, Henley on Thames, Oxfordshire, RG9 2LJ



Summary:

- A rare opportunity to buy or lease a riverside commercial unit suitable for a variety of uses.
- The property is located in an enviable position fronting the river on Thameside in the popular market town of Henley on Thames.
- Total Ground Floor Accommodation C.2,630 sq.ft (GIA)
- Grade II listed.
- Flexible Rear Outside Area Measuring c.555 sq ft
- Vaulted Hall
- Ideal for a range of Commercial Uses including company HQ, Gallery/Exhibition Space, Restaurant & Office.
- Elected for VAT.
- Parking available by separate negotiation

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Location:

The Property is located on Thameside overlooking the river in the centre of the town.

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

Description:

The ground floor commercial unit, which was formally an Indian Restaurant, comprises of the ground floor of a two-story Grade II listed property and measures approx. 2,630 sq.ft (GIA). The unit is currently stripped back to shell condition and includes a rear raised outside courtyard.

On the 1st floor there is a two-bedroom apartment which is not included but could be available by separate negotiation.

VAT:

The property is elected for VAT.

Areas:

Gross Internal Area 244.4 m² (2,630 sq ft)

NB. Information provided by the Vendor, not measured by BWP Commercial Property.

Planning:

The property is currently Class E and suitable for a range of uses within this class.

EPC:

TBC

Term:

The unit is being offered by way of a new full repairing and insuring lease for a term to be agreed.

Asking rent of £80,000 pa

(exclusive of Business Rates, VAT and Insurance).

Or

Offers in Excess of £1,100,000 For the Freehold Interest.



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Business Rates:

The property has previously had a rateable value of £69,229. It is currently unrated as of May 2023.

For Rates payable the occupier should make their own enquiries with the South Oxfordshire District Council.

Service Charge:

TBC

Timing:

Immediately available.

Further Information:

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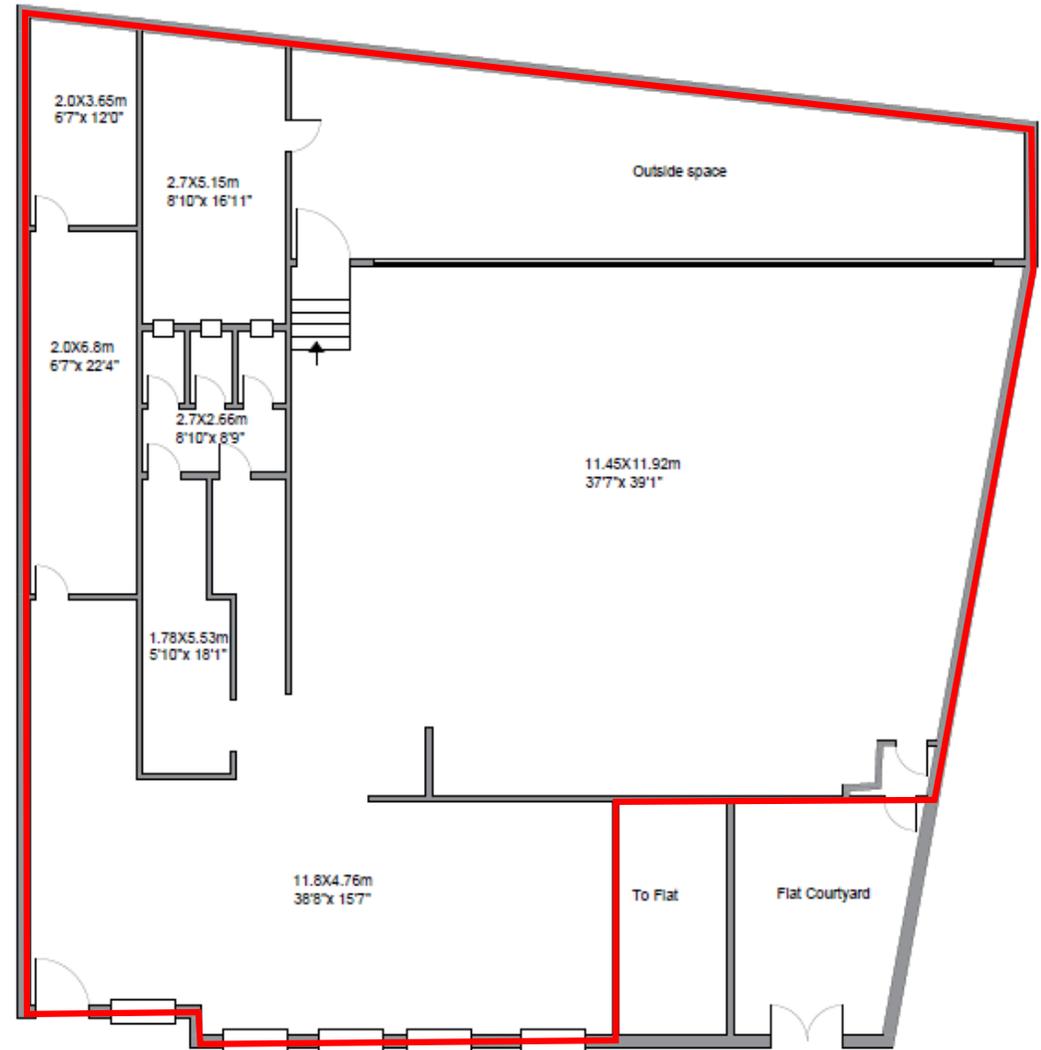
CGI – Suggested Use – Gallery/Exhibition Space

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CGI – Suggested Use – Riverside Office Space

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Areas:

	Gross Internal Area	
	Sqm	Sq Ft
Ground Floor	192.6	2,074
Ground Floor Storage	20.9	225
Ground W/Cs/Ancillary	17.0	183
Outside Storage	13.9	150
TOTAL GIA	244.4	2,631
Outside Space	51.6	555

NB. Information provided by the Vendor, not measured by BWP Commercial Property.



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