

TO LET



GROUND FLOOR SHOP WITH UPPER PARTS 129 HIGH STREET, HENLEY-IN-ARDEN, B95 5AU



LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£17,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £11,000

Rates Payable 2018-2019: £5,280

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The EPC will be available shortly.

INSURANCE

Building insurance for current year is £1,118.20.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is not payable on the rental, however, interested parties are advised to make their own enquiries.

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

LOCATION

The premises are situated on the main Henley High Street close to One Stop Convenience Store, Co-Op Supermarket and Costa.

DESCRIPTION

The property comprises a ground floor shop with further accommodation on the upper parts. The premises are currently used as a hairdressing salon on the ground floor with various treatment rooms upstairs and benefits from access from both the front and rear, together with 4 car parking spaces.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR SHOP		
INTERNAL WIDTH	17'9"	4.7 m
SHOP DEPTH	16'7"	5.0 m
SALES AREA	295 sq ft	27 sq m
REAR AREAS	205 sq ft	19 sq m
TOTAL GROUND FLOOR AREA	500 sq ft	46 sq m
TOILET		
UPPER PARTS & TOILET	800 sq ft	74 sq m
4 PARKING SPACES		

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