

FOR SALE



FORMER CHEALS RESTAURANT 64 HIGH STREET, HENLEY in ARDEN, B95 5BX



LOCATION

The property is located at the junction of High Street and Station Road. The premises are opposite the Three Tuns Public House and close to Costa.

ACCOMMODATION

This Grade 2 listed building was formerly a restaurant property which still has the kitchen facilities. The premises are suitable for many other uses subject to any planning consents that may be required.

Approximate Gross Floor Areas are detailed below.

GROUND FLOOR	810 sq ft	75 sq m
FIRST FLOOR	720 sq ft	67 sq m
SECOND FLOOR	145 sq ft	13 sq m
TOTAL FLOOR AREA	1675 sq ft	155 sq m

PRICE

Freehold with vacant possession - **£465,000.**

RATING ASSESSMENT

We are advised that the rating assessment is as follows: Rateable Value: **£16,750.** Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of g0 (Band D). A copy of the certificate is available upon request.

LEGAL COSTS

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

VAT

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

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Ground Floor Video - https://youtu.be/ATCVfRD_ZnA

Basement Video - <https://youtu.be/My78szgxoAo>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.