

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 maybe 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 - **£525,000.**

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 go (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/My78szgx0Ao>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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