

Trusted since 1802

HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

For Sale - Office/Residential/Investment



Southfield House, 24 Greys Road, Henley-on-Thames, Oxfordshire RG9 1RY

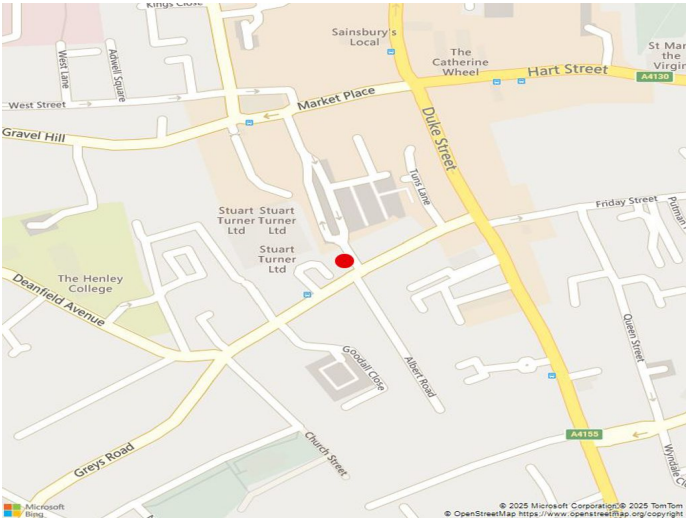
1,800 sq ft (167.22 sq m)

£650,000 for the freehold

SIMMONS & SONS

www.simmonsandsons.com

Location



Henley-on-Thames, famous for the Henley Royal Regatta and Henley Festival held each July, is one of the most scenic Thames Valley towns. It has an established commercial centre with excellent retail and leisure facilities.

Description

Southfield House comprises quality lower ground and first floor offices with additional second floor loft storage (restricted head room). There is one double and two single garages also additional courtyard parking. It has consent for residential conversion. The property is let to Accession Healthcare Consulting Ltd. on a 10 year FRI lease expiring 16th July 2027, at a rent of £35,000 p.a. exclusive. The option to terminate the lease has expired and the lease is contracted outside of the 1954 Landlord and Tenant Act. There is a personal guarantee in place.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Lower Ground Floor	387	35.95
First Floor	1,095	101.73
Second Floor	315	29.26
Total Area	1,800	167.22

EPC

The EPC rating for this property is B.

VAT

VAT is applicable and will be charged.

Legal Costs

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

Terms

The freehold is available for purchase subject to the occupational leases and subject to contract and exclusive of VAT.

Business Rates

Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562.

Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office
Tel: 01491 571111
Email: commercial@simmonsandsons.com

Code for Leasing Business Premises
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: [RICS](https://www.rics.org/uk/for-you/your-business/your-property/leasing/code-of-practice-on-commercial-leases/)

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Sales

Lettings & Management

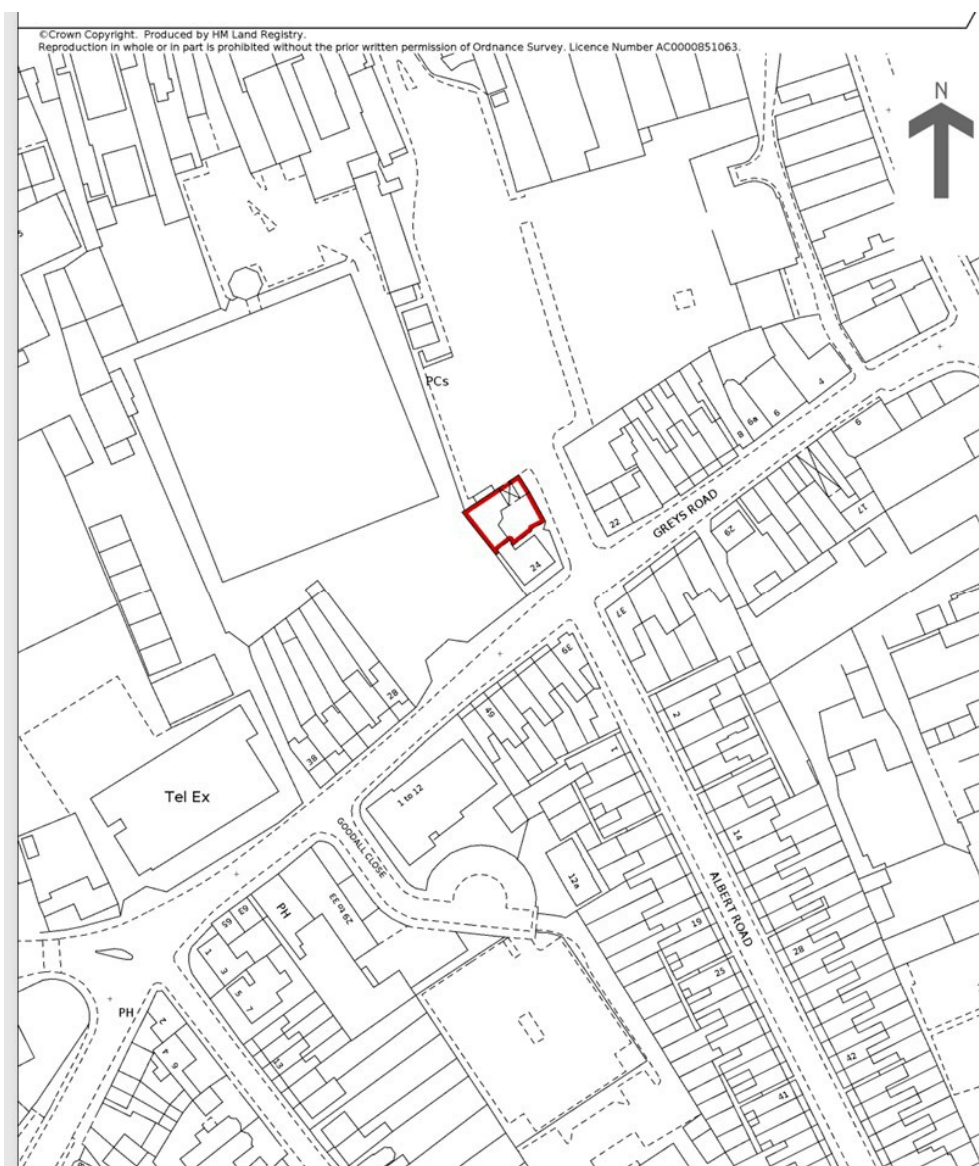
Commercial

Development

Rural

SIMMONS & SONS

www.simmonsandsons.com



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Sales

Lettings & Management

Commercial

Development

Rural

32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 4843531

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Peper Harrow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151