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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# For Sale/To Let - Office



8, Friday Street, Henley-on-Thames, Oxfordshire RG9 1AH

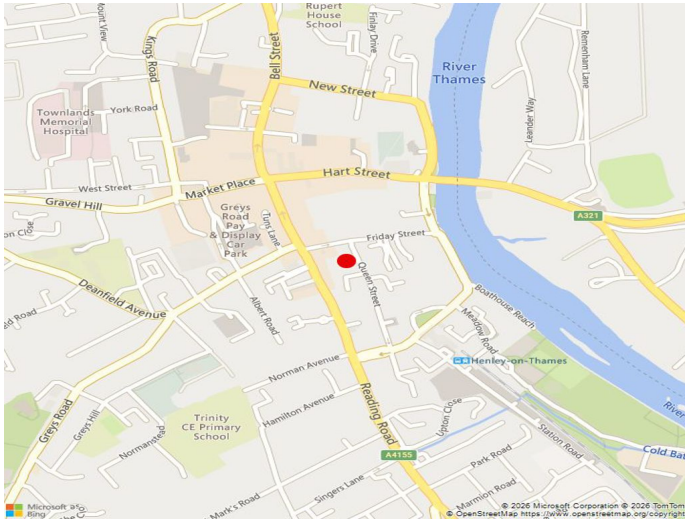
1,971 sq ft (183.11 sq m)

£675,000 for the freehold £48,000 per annum

**SIMMONS & SONS**

[www.simmonsandsons.com](http://www.simmonsandsons.com)

## Location



Henley-on-Thames is a vibrant market town on the River Thames. Within its historic streets are an abundance of independent shops a selection of national chains and a thriving range of restaurants bistros cafes and pubs.

8 Friday Street is in the heart of the town centre and within an easy walk of the river, train station and shops.

## Description

8 Friday Street is at the rear and accessed through the archway off of Friday Street. Good quality town centre ground floor open plan offices with 4 parking spaces.

There is gas central heating via radiators and air cooling/air conditioning, a kitchen and separate wc facilities.



## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor Office	1,971	183.11
<b>Total Area</b>	<b>1,971</b>	<b>183.11</b>

## EPC

The EPC rating for this property is pending.

## VAT

VAT is elected and will be charged.

## Legal Costs

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

## Terms

Available for sale at £675,000. The owners may also consider renting on a new lease at £48,000 p.a.

## Business Rates

Rateable Value : £34,750

Rates Payable : £15,012

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](mailto: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](http://RICS.org)

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

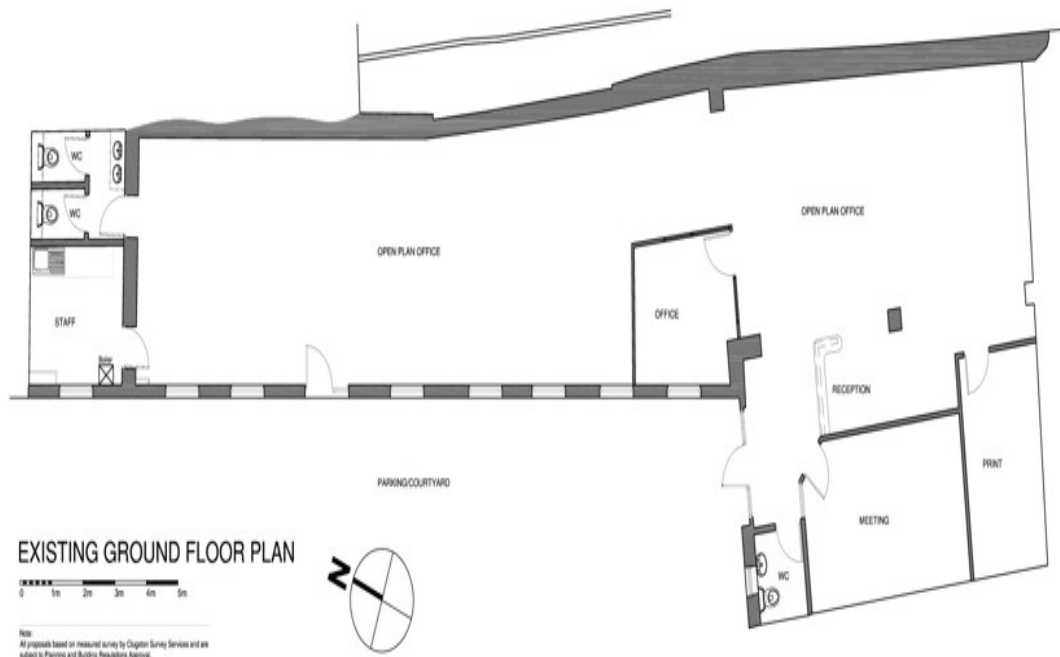
Commercial

Development

Rural

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EXISTING GROUND FLOOR PLAN

0 1m 2m 3m 4m 5m

Note: All proposals based on measured survey by Clapton Survey Services and are subject to Planning and Building Regulations Approval.



spratley studios 43 Station Road Henley-on-Thames Oxon RG9 2BH	Telephone 01491 411277 Fax 01491 411383 design@spratley.co.uk www.spratley.co.uk	Notes Revision Description	Date Issued Drawn By Checked By	Project <b>8 FRIDAY STREET          HENLEY ON THAMES</b>	Description <b>EXISTING GROUND FLOOR PLAN</b>
	Client <b>SIMPSON ASSOCIATES</b>	Date <b>SEP 16</b>	Scale <b>1:100@A3</b>	Status <b>PLANNING</b>	Drawn <b>LD</b>
				Job No: <b>14.538</b>	Drawing No: <b>1310</b>

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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	