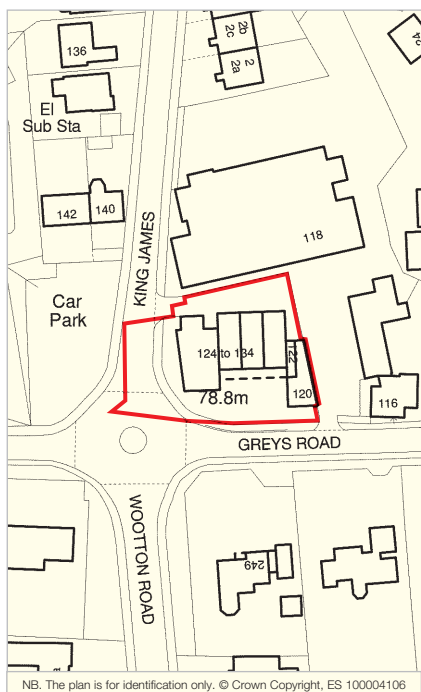


# **Henley-on-Thames** **120-134 Greys Road** **Oxfordshire** **RG9 1QW**

- **Attractive Freehold Parade of Shops**
- Comprises five shops, two flats and a hair salon with residential potential (1)
- Affluent and attractive Thames Valley town
- Tenants include One Stop Stores Limited on a lease expiring in 2028 (2)
- No VAT applicable
- Total Current Rents Reserved  
**£63,350 pa**



**Tenure**  
Freehold.

## **Location**

Henley-on-Thames, the home of the Henley Royal Regatta, is a prosperous and picturesque town located on the banks of the River Thames approximately 6 miles north-east of Reading and 9 miles south-west of High Wycombe.

The property is situated approximately 1 mile west of the town centre in a prominent corner position at the junction of Greys Road and King James Way. There is a car park opposite the property.

## **Description**

The property is arranged on ground and one upper floor to provide five ground floor shops, a hair salon and two self-contained flats on the first floor which are accessed from the rear.

## **(1) Planning**

No. 122 (hair salon) may have potential for conversion to residential, subject to the existing tenancy and all necessary consents.  
All enquiries: [www.southoxon.gov.uk](http://www.southoxon.gov.uk)

## **VAT**

VAT is not applicable to this lot.

## **Documents**

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

## **Energy Performance Certificate**

For EPC Rating please see website.

## **Viewings**

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 161 Henley-on-Thames**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms K Cooper, Russell-Cooke. Tel: 0208 789 9111 e-mail: [katie.cooper@russell-cooke.co.uk](mailto:katie.cooper@russell-cooke.co.uk)





No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
120	M Shalavand-Borojerdy (Pizza and Fish & Chip Shop)	Ground Floor 54 sq m (581 sq ft)	15 years from 11.05.2011 Rent review every 5th year FR & I by way of service charge	£7,000 p.a.	Rent Review May 2016 outstanding
122	C Law (Hair Salon)	First Floor 49 sq m (527 sq ft)	10 years from 24.06.2011 Rent review every 5th year FR & I by way of service charge	£6,500 p.a.	Rent Review 2016 outstanding
124/134	A Morris (Laundrette)	Ground Floor 51.5 sq m (555 sq ft) First Floor Flat – Four Rooms, Kitchen, Bathroom, WC	15 years from 25.03.2003 FR & I by way of service charge	£12,500 p.a.	Reversion 2018
126	H Pham (Chinese Takeaway)	Ground Floor 51 sq m (551 sq ft)	15 years from 25.06.2001 FR & I by way of service charge	£7,800 p.a.	Holding Over
128	Chars Nails & Beauty Limited	Ground Floor 50.5 sq m (545 sq ft)	10 years from 14.12.2015 Rent review every 5th year Tenant break clause in 2020 FR & I by way of service charge	£7,950 p.a.	Rent Review 2020
130	One Stop Stores Limited (2)	Ground Floor 113 sq m (1,216 sq ft)	15 years from 29.11.2013 Rent review every 5th year Tenant break clause in 2023 (2) FR & I by way of service charge	£12,000 p.a.	Rent Review 2018
132	Individual	First Floor Flat – Five Rooms, Kitchen, Bathroom, WC	Subject to an Assured Shorthold Tenancy from 23.08.2011	£9,600 p.a.	Holding over

(2) For the year ended 28th February 2015, One Stop Stores Limited reported a turnover of £924.5m, a pre-tax profit of £10.19m, shareholders' funds of £279.4m and a net worth of £161m. (Source: riskdisk.com 09.11.2016.)

**Total £63,350 p.a.**