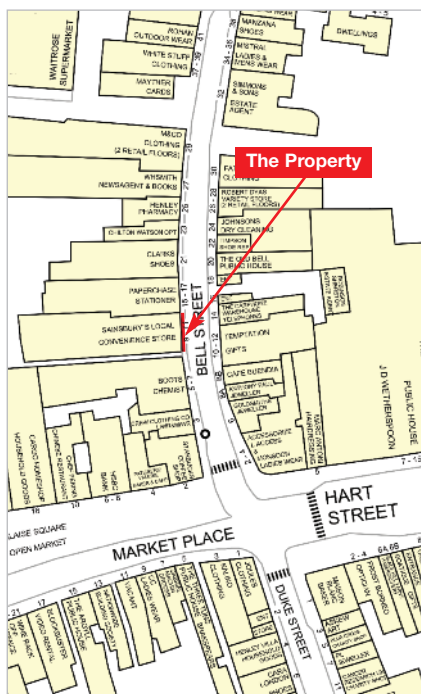


Henley-on-Thames **9-10 Bell Street** **Oxfordshire** **RG9 2BA**

- **Attractive Freehold Convenience Store Investment**
- Entirely let to Sainsbury's Supermarkets Limited until 2022 (No breaks)
- Comprising 610.9 sq m (6,576 sq ft)
- Well located in an affluent and attractive Thames Valley Town, adjacent to Boots the Chemist
- Rent Review 2017
- Current Rent Reserved
£107,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Henley-on-Thames, the home of the 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 in an excellent retail position on Bell Street, adjacent to Boots the Chemist within the town centre.

Other occupiers close by include W H Smith, Clarks Shoes, HSBC, Fat Face, White Stuff and Waitrose, Starbucks, Monsoon, Crew Clothing, Joules and Maison Blanc amongst many others.

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor convenience store with ancillary accommodation on the first floor and in the basement.

The property benefits from a goods lift and rear service access.

The property provides the following accommodation and dimensions:

Ground Floor	306.75 sq m	(3,302 sq ft)
First Floor	296.35 sq m	(3,190 sq ft)
Basement	7.8 sq m	(84 sq ft)
Total	610.9 sq m	(6,576 sq ft)

NB. Not inspected by Allsop. Areas taken from www.2012.voa.gov.uk

Tenancy

The entire property is at present let to SAINSBURY'S SUPERMARKETS LIMITED for a term of years from 14th April 2009 and expiring 24th December 2022 at a current rent of £107,000 per annum. The lease provides for a rent review on 25th December 2017 and contains full repairing and insuring covenants.

Tenant Information

Sainsbury's was founded in 1869 and today operates from 1,063 stores of which 485 are convenience stores.

(Source: www.sainsburys.co.uk)

For the year ended 17th March 2012, Sainsbury's Supermarkets Ltd reported a turnover of £22.288bn, a pre-tax profit of £1.114bn, shareholders' funds of £4.659bn and a net worth of £4.509bn (Source: riskdisk.com 08.11.2013.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

