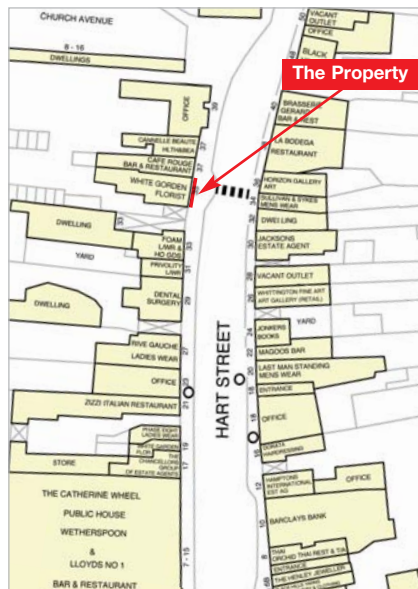


Henley-on-Thames **35 Hart Street** **Oxfordshire** **RG9 2AR**

- **Attractive Town Centre Freehold Shop and Office Investment**
- Comprising a shop and self-contained first floor offices
- Grade II Listed building
- Affluent Thames Valley commuter town which is home to the Royal Regatta
- Located adjacent to Café Rouge and close to the River Thames
- No VAT applicable
- Outstanding Office Rent Review 2011
- Total Current Rents Reserved

£32,304 pa

EIGHT 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 the town centre on the north side of Hart Street, mid way between Thameside and Bell Street, and a short distance from the River Thames. Occupiers close by include Café Rouge (adjacent), Zizzi, JD Wetherspoons, Barclays Bank and a range of other restaurants and shops.

Description

This Grade II listed property is arranged on ground, lower ground and two upper floors to provide a ground floor shop with self-contained offices above, access to which is from Hart Street. Please note part of the first floor extends over the adjacent alleyway and part of Café Rouge, which do not form part of the property to be sold.

VAT

VAT is not applicable to this lot.

Documents

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

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
35 Hart Street	Nicola Barley (t/a The White Garden Florist)	Gross Frontage 6.00 m (19' 8") Net Frontage 3.85 m (12' 7") Shop Depth 11.00 m (36' 1") Built Depth 25.10 m (82' 4")	10 years from 23.04.2010 Rent review every 5th year IR & I Tenant's option to determine at the 5th year	£15,000 p.a.	Rent Review 2015
35A Hart Street	IMIUI International Mining Industry Underwriters Ltd	First Floor 114.05 sq m (1,228 sq ft) Second Floor 12.30 sq m (132 sq ft) Total 126.35 sq m (1,360 sq ft)	5 years from 14.04.2008 Rent review at the 3rd year (1) IR & I	£17,304 p.a.	Rent Review 2011 Outstanding

(1) The lease is excluded from the security premises on the 1954 Landlord & Tenant Act and there was a tenant's option to determine on 13th April 2011, which was not operated.

Total £32,304 p.a.

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 Milli Shah, Harold Benjamin. Tel: 0208 422 5678 Fax: 0208 864 7530 e-mail: milli.shah@haroldbenjamin.com