

lot 2

43-45 Duke Street
Henley-on-Thames, Oxfordshire RG9 1UR

Rent
£52,500
per annum
exclusive

Freehold Retail (and Residential Ground Rent) Investment

- Shop entirely let to D.Jack (trading as Hubbledays of Henley) (part sublet to tenant trading as Noa Noa)
- Self-contained residential accommodation on upper floors

- Town centre location close to Henley-on-Thames Railway Station and retailers including Costa Coffee, Maison Blanc, Patisserie Valerie and Starbucks
- Affluent and Historic Oxfordshire town – home of the Henley Royal Regatta



On the Instructions of
the Administrators



Location

Miles: 8 miles north-east of Reading
23 miles south-east of Oxford
36 miles west of Central London
Roads: A4, A404, A4130, M4, M40
Rail: Henley-on-Thames Railway Station
Air: Heathrow Airport

Situation

The property is situated in a prominent location on Duke Street, south of Hart Street and Market Place in the heart of the town centre. The property is located a short walk from Henley-on-Thames Station and close to retailers including Costa Coffee, Laura Ashley, Maison Blanc, Patisserie Valerie and Loch Fyne Restaurant.

Description

The property comprises two shops arranged on the ground floor, with two self-contained flats arranged on first and second floors accessed from Duke Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary (t/a Hubbledays of Henley)	63.29 sq m (681 sq ft)	D.JACK (i) (t/a Hubbledays of Henley)	12 years from 11/11/2003 until 10/11/2015 (Holding Over)	£52,500
	Retail/Ancillary (t/a Noa Noa)	66.14 sq m (712 sq ft)			
First/Attic	Residential	-	AN INDIVIDUAL	125 years from 04/12/1990 until 03/12/2115	Peppercorn
First/Attic	Residential	-	AN INDIVIDUAL	125 years from 08/02/1991 until 07/02/2116	Peppercorn
Total Commercial Area		129.43 sq m (1,393 sq ft)			£52,500

(i) Hubbledays of Henley are involved in the sale of household goods and kitchenware and have been trading in Henley for about 25 years. We understand that the part of the property trading as Noa Noa has been sublet.
NB: The seller has served notice on the residential lessees under Section 5B of the Landlord and Tenant Act 1987. The qualifying tenants have not responded.

For further details please contact:

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