

Lot 4

£36,000 per annum exclusive

8 Duke Street, Henley-on-Thames, Oxfordshire RG9 1UP Freehold Retail/Residential Investment



Key Details

- Entirely let to Helen & Douglas House (a charity)
- 10 year lease from January 2016 (subject to option)
- Includes separately accessed two bedroom flat (sublet)
- Prominent trading position close to junction of Bell Street, Market Place and Hart Street with Joules, Space NK, Maison Blanc and Patisserie Valerie nearby
- VAT-free investment
- Affluent and popular Oxfordshire market town

Location

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

Situation

The property is situated in a prominent trading location on the western side of Duke Street, south of its junction with Market Place, Bell Street and Hart Street, in the heart of Henley-on-Thames town centre. Nearby occupiers include Joules, Costa Coffee, Space NK, Maison Blanc and Patisserie Valerie, with a Waitrose supermarket, Boots the Chemist, Zizzi, Fat Face and Loch Fyne also represented in the town. Greys Road Public Car Park is located to the rear of the property, providing car parking for over 140 cars. Henley-on-Thames Railway Station is located a short walk away.

Description

The property comprises a ground floor shop with retail and ancillary accommodation on the first floor. In addition, there is a two bedroom flat (sublet) located on the second floor which is accessed from the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	56.77 sq m (611 sq ft)	HELEN & DOUGLAS HOUSE	10 years from 31/01/2016 until 30/01/2026 (2) on a full repairing lease (3)	£36,000	31/01/2021
First	Retail/Ancillary	51.95 sq m (559 sq ft)				
Second	Residential - 2 bed flat with living room, bathroom and kitchen	-	(1)			
Total Commercial Area		108.72 sq m (1,210 sq ft)			£36,000	

- (1) Helen & Douglas House, founded in 1982, are the world's first children's hospice, providing care for terminally ill babies, children, young adults and their families. Helen & Douglas House now operate from 37 shops throughout Buckinghamshire, Berkshire and Gloucestershire. The tenant sublets the flat on an AST for a term of 6 months from 1st July 2016 at £800 p.c.m. (£9,600 p.a.).
- (2) The lease is subject to a tenant option to determine on 31st January 2021.
- (3) The lease is subject to a Schedule of Condition.



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Acuitus
David Margolis
+44 (0)20 7034 4862
david.margolis@acuitus.co.uk

Acuitus
George Watkins
+44 (0)20 7034 4861
george.watkins@acuitus.co.uk

Seller's Solicitors: Burlingtons Legal
Simon Edwards
+44 (0)20 7529 5420
simon.edwards@burlingtonslegal.com