

Lot 13

£105,000 per annum
exclusive

2 & 4 Bell Street, 1 & 3 Hart Street,
Henley-on-Thames, Oxfordshire RG9 2BG

Prime Freehold Retail Investment



Tenancy and accommodation

Lot 13

£105,000 per annum
exclusive

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	240.93 sq m	(2,593 sq ft)	MONSOON	10 years and	£105,000	25/12/2022
First	Ancillary	134.30 sq m	(1,446 sq ft)	ACCESSORIZE	three months		
Second	Studio/Ancillary	25.40 sq m	(273 sq ft)	LIMITED (1)	from 25/12/2017 until 24/03/2028 (2) on a full repairing and insuring lease		
Total		400.63 sq m	(4,312 sq ft)			£105,000	

- (1) For the year ending 26th August 2017, Monsoon Accessorize Limited reported a turnover of £310,904,000, pre-tax losses of £3,097,000 and a total net worth of £13,165,000. Monsoon opened its first store in 1973 and now has more than 1,000 Monsoon Accessorize stores all over the world (Sources: Experian Group and uk.monsoon.co.uk 31/10/2018).
- (2) The lease is subject to a tenant option to determine on 24th March 2023.

Key Details

- Let to Monsoon Accessorize Limited
- Lease renewal for term of 10.25 years from December 2017 (subject to option)
- Tenant in occupation for over 16 years
- Rebased rent - previous rent £108,600 p.a.x.
- Prime corner location at junction of Bell Street, Hart Street and Market Place
- Close to Sainsbury's Local, Starbucks, JoJo Maman Bébé, Joules, Crew Clothing, Clarks, Boots and Waitrose
- First time on the market for over 15 years
- Trophy asset in historic tourist regatta 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

Henley-on-Thames is an attractive and affluent market town located on the banks of the River Thames. The property is situated in a prime trading position fronting Bell Street and Hart Street, in the heart of the town centre. Nearby occupiers include Sainsbury's Local, Clarks, Joules, Fat Face, JoJo Maman Bébé, Crew Clothing, Boots the Chemist and Starbucks, with Waitrose, Zizzi and Loch Fyne also represented close by in the town. Waitrose car park is located a short walk away with parking for approximately 200 cars.

Description

The property comprises a ground floor shop with frontage to both Bell Street and Hart Street with ancillary accommodation on the first floor and studio/ancillary accommodation on the second floor. The property benefits from a large courtyard to the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk..



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