

lot 8

15-17 Bell Street Henley-on-Thames, Oxfordshire RG9 2BA

Rent
£75,450
per annum
exclusive

Prime Freehold Retail (and Ground Rent) Investment

- Retail let to Paperchase Products Limited until November 2022
- Important Rent Review in November 2017

- Nearby retailers include Waitrose Supermarket, Boots the Chemist, Starbucks, Fat Face, Maison Blanc and Sainsbury's Local
- Affluent and Historic Oxfordshire town – home of the Henley Royal Regatta



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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 prime retailing pitch on the western side of Bell Street, just north of its intersection with Market Place, Hart Street and Duke Street. Surrounding occupiers include Waitrose Supermarket, Maison Blanc, Zizzi, Joules, WH Smith, Boots the Chemist, Patisserie Valerie, Loch Fyne Restaurant and the adjoining Sainsbury's.

Description

The property comprises a ground floor shop with self-contained accommodation (let on a long lease) on the first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

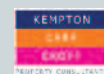
Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail/ Ancillary	198.28 sq m (2,134 sq ft)	PAPERCHASE PRODUCTS LIMITED (1)	10 years from 07/11/2012	£75,000	07/11/2017 (06/11/2022)
First and Second	Ancillary	-	CHESTERTON COMMERCIAL HOLDINGS LIMITED	199 years from completion	£450	-
Total Commercial Area		198.28 sq m (2,134 sq ft)			£75,450	

(1) For the year ending 31st January 2015, Paperchase Products Limited reported a turnover of £102,626,000, pre-tax profits of £3,577,000 and a total net worth of £23,687,000 (Source: Experian Group 14/01/2016). Paperchase trade from over 130 stores in the UK, with 30 sites across Ireland, Netherlands, Denmark, France, Germany and the Middle East. (Source: www.paperchase.co.uk 15/01/2016)

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