

Shop to let.

24 Market Place
Henley
RG9 2AH.

GCW.
020 7408 0030
gcw.co.uk



Forms part of the **Gardiner Place** development adjacent to **Gail's**.

Frontage to **Market Place**.

Highly visible return frontage onto **The Mews**.

Contact.

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Location.

This highly prominent shop is well located on Market Place adjacent to the new **Gail's Bakery** and **Piccolino**. The property benefits from a substantial return frontage to Gardiner Place, a key thoroughfare from the town's main shopper's car park and the **Waitrose** store.

This unit sits at The Mews entrance to Gardiner Place, a new luxury living and boutique shopping destination, with **Cook, Majestic Wine, Pets Corner** and **F45**.

Accommodation.

Dimensions and net internal floor areas:-

Gross Frontage	5.89 m	19 ft 4 in
Net Frontage	4.42 m	14 ft 6 in
Internal Width	4.93 m	16 ft 2 in
Return Frontage	7.24 m	23 ft 9 in
Ground Floor Sales	53.32 sq m	574 sq ft

Rent.

£42,500 pax.

Business Rates.

Rateable Value £33,500

UBR (2025/26) 49.9p

Interested parties are advised to make their own enquiries with the Local Authority on 0149 1823 000.

Lease Terms.

A new effective full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Energy Performance Certificate.

Band C. Report available on request.

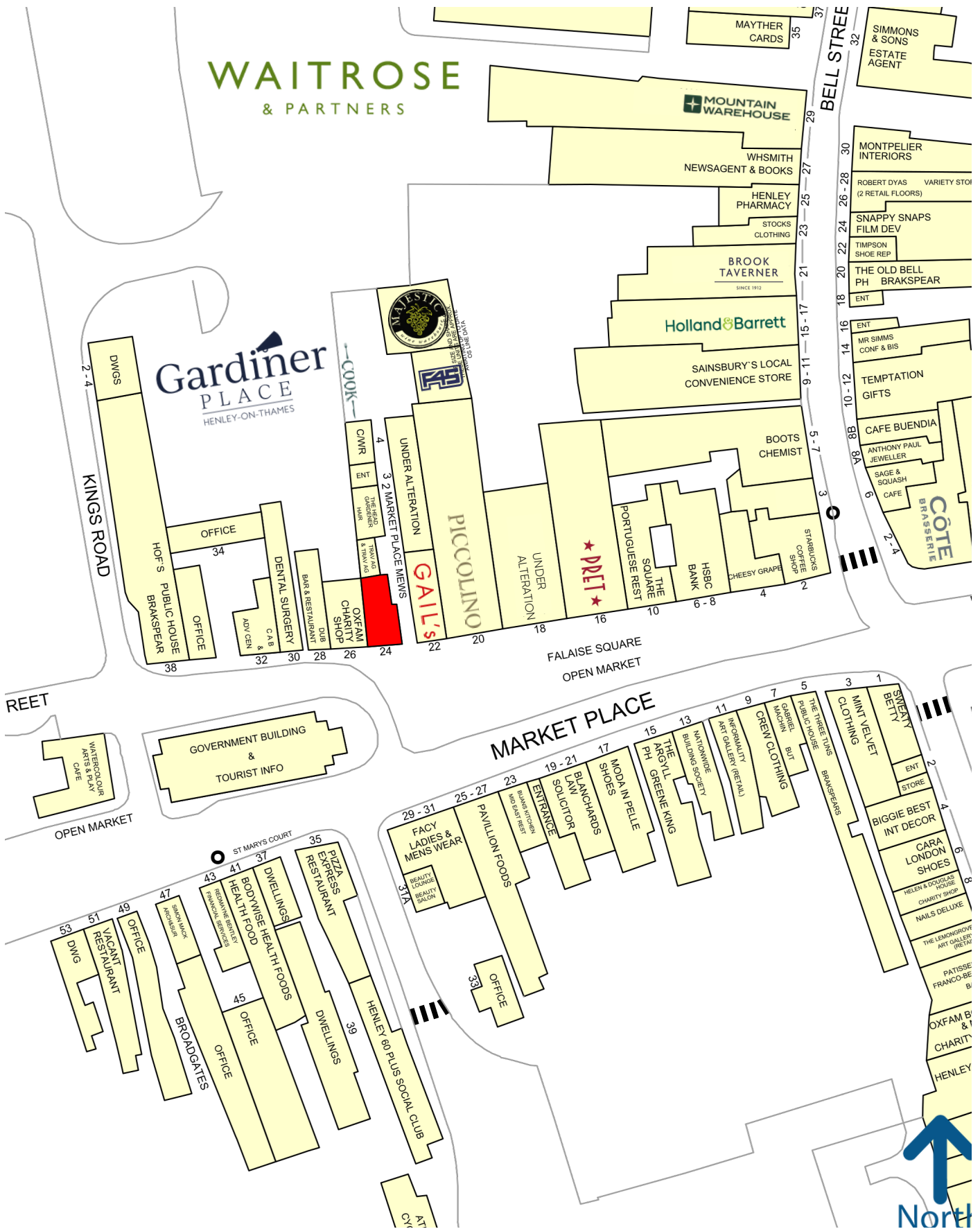
Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract.

April 2025

**Henley, 24 Market Place.
RG9 2AH.**



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