



36B, High Street, Witney, Oxon, OX28 6HG,
TO LET £22,000 p.a.x.

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property llp

36B, High Street, Witney

Oxfordshire, OX28 6HG

LOCATION

Strategically located on the A40, approximately 12 miles west of Oxford, Witney is an attractive market town offering good communications on both a local and national level. The town offers an extensive range of local and national retailers and is a popular destination for shoppers.

Prominently situated with frontage onto The High Street and junction with Welch Way the premises will be found in a vibrant area of retail occupiers, centrally located between Hunters Cafe and Harpers Designer Mensware.

DESCRIPTION

With excellent window display frontage and signage potential directly onto The High Street the property comprises a main retail area to the ground floor with kitchen & WC to the rear. Stairs lead to an additional

retail area and storage area located across the first floor. A further storeroom is provided on the 2nd floor. The property is Grade II Listed.

ACCOMMODATION

Ground Floor

Retail Area: 18'4" x 15'8"av + 9'3" x 9'2"

Kitchen: 6' x 4'5"

WC:

First Floor

Retail Area: 16'2" x 14'

Storage Area: 4'1" x 3'9"

Second Floor

Storeroom: 19'3" x 12'4"

Total N.I.F.A. approx. 940 sq.ft. (87.32 sq.m.)

ENERGY PERFORMANCE RATING

The premises have an energy rating of - TBC

TENURE

A new Business Lease is available under full repairing terms and insuring terms. Lease to be excluded from The Landlord & Tenant Act 1954. A rent deposit will be required.

VAT is not payable.

INSURANCE

Buildings Insurance currently approx. £560.00 p/a.

BUSINESS RATES

Rateable value: £17,500.00.

LOCAL AUTHORITY

West Oxfordshire District Council, Council Offices, Witney, OX28 1NB. Tel: 01993 861000.

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