



15 Stert Street, Abingdon OX14 3JF  
RETAIL UNIT TO LET £14,000 p.a.

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property llp

# 15 STERT STREET

## Abingdon, Oxfordshire OX14 3JF

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£14,000 p.a. Leasehold

### LOCATION

Abingdon is a busy market town south of Oxford, having a resident population of approx. 36,000 extending to 167,000 within a 10 mile radius. The town adjoins the A34 and is accessible to both the M4 and M40.

### DESCRIPTION & ACCOMMODATION

The property is a ground floor lock up retail unit with a glass frontage and a rear pedestrian access, and is located in a central position in the town close to the busy Market Place.

The accommodation offers a retail area, a kitchen and two WC's, and measures on a net internal area basis:-

Retail area - 54.87sq.m (590.62sq.ft)

Kitchen - 3.51sq.m (37.78sq.ft)

WC's

Total area - 58.38sq.m (628.40sq.ft)

### LEASE TERMS

A new full repairing and insuring lease available for a term to be agreed.

### RENT

£14,000 per annum exclusive.

### BUSINESS RATES

The Rateable Value is currently £11,500. Small Business Relief may be available and enquiries should be made to the Vale of

White Horse District Council  
(Tel. 01235 422422).

### EPC

The property has an EPC rating of D. A copy of the report is available on request.

### LEGAL COSTS

Each party to bear their own costs.

### VIEWING

Strictly by arrangement with the agents.

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