



36B High Street, Witney, Oxfordshire OX28 6HG
RETAIL UNIT TO LET £22,000 per annum

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property llp

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RETAIL UNIT TO LET

£22,000 per annum Leasehold

LOCATION

Witney is an attractive and thriving market town on the A40 approximately 14 miles to the west of Oxford. It offers a comprehensive range of facilities including supermarkets (Lidl, Sainsbury and Waitrose), Argos, Boots, Debenhams, Marks & Spencer, New Look, Waterstones, high street banks and a wide selection of restaurants, cafés and pubs; many of which are linked via pedestrian walkways to the extensive free car parks. The property is situated in a prominent trading position on the High Street, opposite the junction with Welch Way.

DESCRIPTION

This attractive Listed property is a retail unit which has been used until recently as an independent clothes boutique. It benefits

from a glazed shop front with accommodation laid out over the ground, 1st and 2nd floors.

The approximate total net internal floor area (NIA) is 88.08sq.m (948sq.ft), comprising the following:-

Ground Floor:

Sales Area - 39.44sq.m (424.53sq.ft)

Kitchen - 2.42sq.m (26sq.ft)

WC

First Floor:

Office - 26.27sq.m (282.77sq.ft)

Second Floor:

Store - 19.95sq.m (214.74sq.ft)

TENURE

The premises is available by way of a new full repairing and insuring lease on terms to be agreed at £22,000 p.a.

BUSINESS RATES

The Rateable Value in the 2017 Rating List is £17,500.

LEGAL

Each party to pay their own legal costs incurred in any transaction.

VIEWING

Strictly by appointment with the agents.



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