



12 Market Place, Faringdon SN7 7HP  
TO LET £13,000 p.a.

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# Retail Unit To Let

## Faringdon SN7 7HP

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£13,000 p.a. Leasehold

### Location

Lying between Oxford (18 miles) and Swindon (12 miles) in the Historic Market town of Faringdon the unit has a prominent position in the Market Place. The towns of Burford and Wantage lie to the north and south respectively.

### Description

Forming part of an attractive Listed Building overlooking the Market Place this ground floor retail unit has a fully glazed shop front. An emergency access exists to the rear of the property.

Internally the 6.53m frontage leads to a substantial retail area with storage beyond with kitchen area and WC.

### Services

Mains water, electricity and drainage is available.

### Area

Net internal area: 123.10m<sup>2</sup> (1,325ft<sup>2</sup>).

### Terms

Available to let on a Full Repairing and Insuring lease with structural maintenance collected by way of Service Charge. Length of lease to be agreed between the parties.

### Rateable Value

The current RV is £9,900 p.a. Subject to status Small Business Relief may be available.

### EPC

The property has a current EPC rating of C.

### Legal Costs

Each party to pay their own legal expenses in connection with the lease.

### Viewings

By appointment with the letting agents.

Ref:AJB

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