



33a High Street, Witney OX28 6HP
FIRST FLOOR OFFICES TO LET £4,000 pa

marriotts
property llp

33a High Street, Witney, Oxfordshire OX28 6HP

FIRST FLOOR OFFICES TO LET

£4,000 pa 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, adjacent to the junction with Welch Way.

DESCRIPTION

The accommodation provides two interlinked, self contained offices on the first floor, accessed via a stairwell from the

ground floor off the High Street.

The approximate total net internal floor area is 33.36sq.m (359sq.ft) as follows:-

1st Office - 10.53sq.m (113.34sq.ft)

2nd Office - 22.83sq.m (245.74sq.ft)

WC

The offices benefit from carpets, panel heating, a tea & coffee making station and a strong cupboard.

TENURE

The premises is available by way of a new full repairing and insuring lease on terms to be agreed at £4,000 p.a.

BUSINESS RATES

The Rateable Value in the 2017 Rating List is £3,950.

EPC

The property is Listed and therefore does not require an EPC.

LEGAL

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

VIEWING

Strictly by appointment with the agents.



marriotts
property llp

Faringdon
9 Market Place
Faringdon Oxon
SN7 7HL

T: 01367 242422
E: property@marriotts.co.uk

www.marriotts.co.uk