



3B London Street, Faringdon, Oxfordshire SN7 7AE  
RETAIL UNIT TO LET £7,000 pa

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property llp

# 3B LONDON STREET

## Faringdon, Oxfordshire SN7 7AE

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£7,000 pa Leasehold

### LOCATION

Faringdon lies adjacent to the A420 between Oxford (19 miles) and Swindon (11 miles) in the county of Oxfordshire. The market town has excellent amenities and is a growing town with a current population of circa 10,000.

### DESCRIPTION

Lock up retail unit situated in London Street, which is a recognised retail area in the centre of Faringdon, with flexible accommodation to include first floor office/treatment room. The property has laminate flooring, electric heating and good decoration.

### ACCOMMODATION

The accommodation comprises the following approximate net internal floor areas: -

Ground Floor – 351 sq.ft / 32.6 sq.m  
First Floor – 157 sq.ft / 14.55 sq.m  
First Floor WC

### SERVICES

The property is connected to mains electricity, drainage and water.

### TENURE & RENT

A new internal and repairing lease for a term to be agreed. The asking rent is £7,000 per annum.

### RATEABLE VALUE

We understand the property has a Rateable Value of £5,100 in the 2017 Rating List. This property may benefit from Small Business Relief. Enquiries should be made to the Local Authority.

### LOCAL AUTHORITY

Vale of White Horse District Council, Abbey House, Abingdon OX14 3JN. Tel. 01235 520202.

### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of E. A copy of the report is available on request.

### LEGAL FEES

Each party to meet their own legal fees.

### RESERVATION DEPOSIT

The prospective lessee will pay a reservation deposit of £500 upon agreeing to take a lease. This will be refunded at completion. If the prospective lessee withdraws from the transaction for any reason, the lessor's costs (agent and solicitor) will be deducted from the deposit and the balance, if any, will be refunded.

### VIEWING

Strictly by appointment with the Agents.

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