



Unit 4, Christmas Court, Burford, Oxon, OX18 4QF
TO LET £6,000 per annum exclusive

marriotts
property llp

Unit 4, Christmas Court

94 High Street, Burford, Oxon, OX18 4QF

£6,000 per annum exclusive

LOCATION

Burford is a medieval town located on the River Windrush in the Cotswold hills. Referred to as the 'gateway to the Cotswolds' it is located approx. 18 miles west of Oxford & 22 miles southeast of Cheltenham. Famed for its High Street which sweeps down to the River Windrush it is a popular destination for tourists worldwide.

The shop is situated within the Christmas Court Shopping Centre; an attractive Grade II Listed courtyard development of retail units accessed directly off the High Street.

DESCRIPTION

Located at the rear of Christmas Court overlooking the central courtyard, & accessed via a shared foyer entrance, the premises comprise a ground floor lock-up shop which is a shell ready for fit-out, with good

display window frontage and a tiled / timber floor. There are no water or waste connections to the premises, shared toilet & kitchenette facilities are provided.

ACCOMMODATION

Retail Area: 23'9" x 7'9" max

Total N.I.F.A. approx. 175 sq.ft. (16.3 sq.m.)

TENURE

A new lease is available under internal repairing terms, tenant also responsible for repairs to shop front, to be excluded from Landlord & Tenant Act 1954. A 3 month deposit is required.

UTILITIES

Electricity is sub-metered and recharged back to the Tenant based on meter readings.

EPC - The premises have an EPC rating of E.

SERVICE CHARGE & BUILDINGS INSURANCE

S/C approx. £475 p/a payable quarterly in advance to cover the cost of services & maintenance of communal areas & external repairs. Insurance approx. £180 p/a.

BUSINESS RATES

Rateable value £5,000.00.

Small Business Rates Relief/exemption may be available.

VAT is not payable in addition to the rent.

LOCAL AUTHORITY

West Oxfordshire District Council 01993 861000

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