



First & Second Floor, 47 High Street, Witney, OX28  
6JA - TO LET £10,200 p.a.x.

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property llp

# First & Second Floor, 47 High Street, Witney, OX28 6JA

## First & Second Floor Office Suite (With Single Parking Space)

£10,200 per annum exclusive

### LOCATION

Witney is an attractive and thriving market town on the A40, approximately 12 miles to the west of Oxford with good links to the M4 and M40. It offers a comprehensive range of facilities including supermarkets (Lidl, Sainsbury and Waitrose), plus Argos, Boots, 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 are situated in a convenient location above Oxford Garden Design, overlooking The High Street.

### DESCRIPTION

With an entrance directly off the High Street and situated across a 1st & 2nd floor the premises comprises 4 well proportioned offices, plus kitchen and independent toilet facility. Each office benefits

from carpets and good natural light. Near to the rear of the building is a single dedicated parking space.

### ACCOMMODATION

First Floor

Office 1: 11'2"max x 13'10"

Office 2: 13'11" x 11'1"

Kitchen: 10' x 4'3"

WC & Hand Wash:

Second Floor

Office 3: 11'1" x 13'10"

Office 4: 18'10"max x 16'4"max

N.I.F.A. approx 823 sq.ft. (76.4 sq.m)

### TENURE

A new Business Lease is available under internal repairing terms. A 3 month deposit will be required.

VAT

VAT is not payable

### BUSINESS RATES

Rateable Value £7,000.00

Small Business Rates Relief / exemption may be available and enquiries should be made to the Local Authority, West Oxfordshire District Council.

EPC

The premises have an EPC rating of E.

### LEGAL COSTS

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

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