



28c High Street, Witney, Oxon, OX28 6HG  
TO LET £14,000 per annum exclusive

marriotts  
property llp

# 28c High Street Witney, Oxon, OX28 6HG

£14,000 per annum exclusive Leasehold

## LOCATION

Strategically located on the A40, approximately 12 miles west of Oxford, Witney is an attractive market town offering good communications on both a local and national level. The town offers an extensive range of local and national retailers and is a popular destination for shoppers.

Prominently situated overlooking the public highway the premises are located on the upper end of High Street and will be found between The Blue Cross and Biggie Best homewares, located directly opposite TUI, TSB Bank & The Royal Oak Public House.

## DESCRIPTION

With excellent window display frontage and signage directly onto the High Street the property comprises a main retail area to the ground floor with additional

retail / stores to the 1st floor, with kitchenette and WC off. To the rear of the premises is provision to store a waste bin if required.

## ACCOMMODATION

Ground Floor

Retail Area: 35'4"max x 6'8" max

First Floor

Retail Area / Store: 17'8" x 7'2"

Kitchenette: 6' x 1'8"

WC:

Total N.I.F.A. approx. 357 sq.ft. (33.1 sq.m.)

## TENURE

A new Business Lease is available under internal repairing terms, the Tenant is also responsible for repair and upkeep of the shop front and all windows. Lease to be excluded from The Landlord & Tenant Act 1954. A 3 month rent deposit will be required.

VAT is payable in addition to the rent and deposit.

## INSURANCE

Landlord insures building & recharges the cost to the Tenant. Tenant responsible for their own contents insurance and the plate glass.

## BUSINESS RATES

Rateable value: £12,500.00

Note: Small Business Rates Relief may be available.

## LOCAL AUTHORITY

West Oxfordshire District Council, Council Offices, Witney, OX28 1NB. Tel: 01993 861000.

## ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Rating of D.

IMPORTANT NOTICE: Marriotts for themselves, their joint agents (if applicable) and for the vendors, assignors or lessors of this property whose agents they are, give notice that (i) these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) the agents have no authority to give any representation or warranty whatsoever in relation to this property; (iv) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.

**marriotts**  
property llp

Faringdon  
9 Market Place  
Faringdon Oxon  
SN7 7HL

T: 01367 242422  
E: [property@marriotts.co.uk](mailto:property@marriotts.co.uk)

[www.marriotts.co.uk](http://www.marriotts.co.uk)

