



Units 1-5, Clare Terrace, Carterton, Oxfordshire



# Units 1-5, Clare Terrace Carterton, Oxfordshire

Offers in excess of £1,100,000

FREEHOLD FOR SALE BY PRIVATE TREATY  
(BUSINESSES UNAFFECTED)

## LOCATION

Situated 4 miles south-west of Witney and 2 miles south of the A40 Carterton is the second largest town in West Oxfordshire. With a population of approximately 17,000 the town is home to RAF Brize Norton, the hub of an expanding military Transport Command.

Clare Terrace forms part of Carterton South Industrial Estate, one of the town's principal industrial areas. Located to the south of the town, adjacent to RAF Brize Norton, the estate is accessed from Black Bourton Road. Proceeding south on Black Bourton Road turn right onto Carterton South Industrial Estate, Clare Terrace will be found situated to the rear of the estate.

## DESCRIPTION

Fully tenanted the property comprises a



terrace of 5 industrial units each with dedicated parking, plus a further fenced yard area to the south of the site which is also let under a Business Lease. Some additional parking spaces are situated on the privately owned access roads which also form part of the freehold. Producing a total annual rent of £67,162.00 plus £2,378.40 p/a parking

licence fees.

UNITS 1-5  
CLARE TERRACE  
CARTERTON SOUTH INDUSTRIAL ESTATE  
CARTERTON  
OXFORDSHIRE  
OX18 3ES

## EXISTING LEASE TERMS

Unit 1 - 1,621 sq.ft. + 645 sq.ft. Mezz

Tenant: Oxfordshire County Council.

Term: 5 years from 14th June 2018.

Rent: £11,500 p.a.x.

Deposit: Not applicable.

Repairs: Full repairing.

Break Option: On or after 2nd anniversary with 6 months notice.

Unit 2 - 1,365 sq.ft. + 697 sq.ft. Mezz

Tenant: Fitbeing Limited.

Term: 10 years from 4th December 2015.

Rent: £11,400 p.a.x.

Deposit: £3,254.45

Repairs: Full repairing.

Rent Review: 4th December 2021, upwards only to Market Rent.

Unit 3 - 1,365 sq.ft. + 1,061 sq.ft. Mezz

Tenant: K G Rose & C R Brown t/a the Laughing Stock.

Term: 9 years from 16th December 2016.

Rent: £11,610 p.a.x.

Deposit: Not applicable.

Repairs: Full repairing.

Rent Reviews: 16th December 2019 & 2022, upwards only to Market Rent.

Break Option: On 6th anniversary.

Unit 4 - 1,599 sq.ft. inc F.F. Office

Tenant: Lynwood & Co

Term: 10 years from 1st July 2021.

Rent: £12,000 p.a.x.

Deposit: £3,075.00

Repairs: Full repairing

Rent Reviews: 2nd, 5th & 8th anniversaries.

Break Option: On 5th anniversary.

Unit 5 - 1,543 sq.ft. inc F.F. Office

Tenant: CNC Techniques Limited.

Term: 7 years from 10th November 2017.

Rent: £12,652 p.a.x.

Deposit: £3,312.31

Repairs: Full repairing.

Plot 2 for Unit B

Tenant: Tardis Environmental UK Limited.

Term: 6 years from 9th October 2018.

Rent: £8,000 p.a.x.

Deposit: £2,405.90

Repairs: Full repairing.

Break Option: On 3rd anniversary with 6 months notice.

Rent Review: 9th October 2021, upwards only to Market Rent.

All leases are granted outside LTA 1954.





## PARKING LICENCES

There are currently 3 separate parking licences producing £2,378.40 p/a. Each licence provides a monthly option to break by either party.

## MAINTENANCE CHARGE

Each occupier of Clare Terrace (including independently owned freeholds) pay a charge of £200 / £300 per annum towards maintenance of the roadways at the estate. 13 contributions currently totalling £3,300 + VAT p/a.

## ENERGY PERFORMANCE CERTIFICATES

The units have energy ratings as follows:

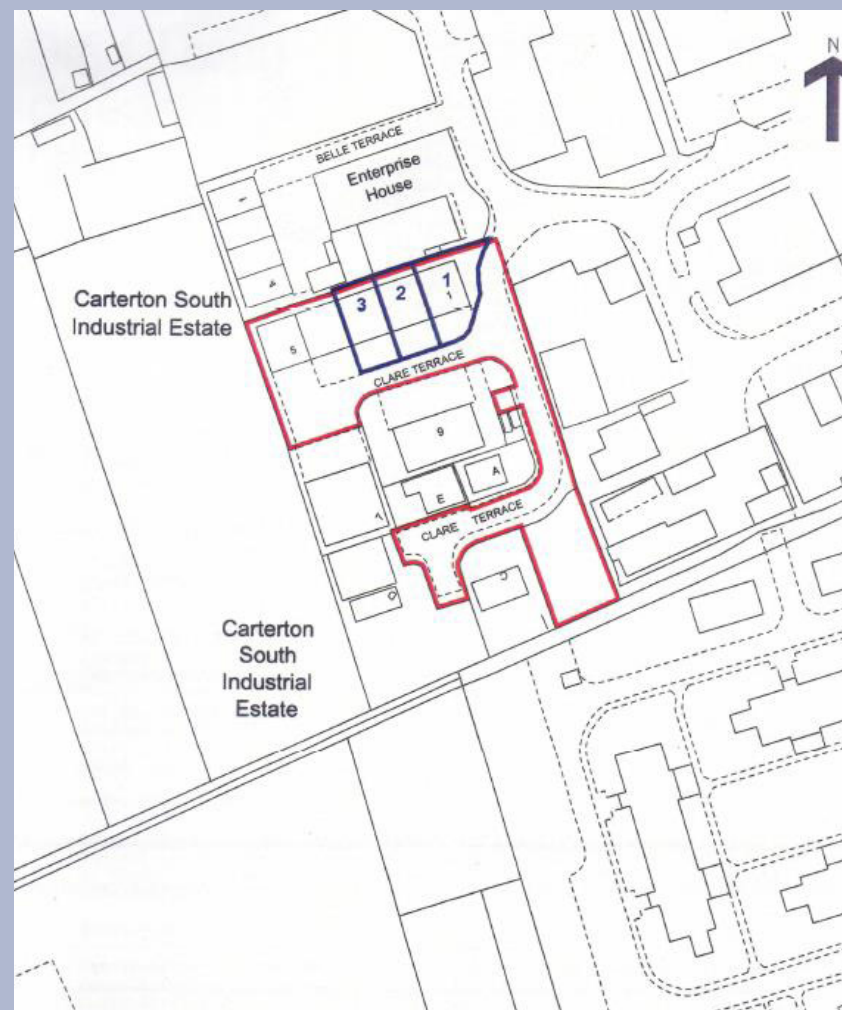
Unit 1 - C 72, Unit 2 - C 56, Unit 3 - C 63, Unit 4 - C 69, Unit 5 - E 108.

## VAT

VAT is payable in addition to the purchase price.

## LOCAL AUTHORITY

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



Plan not to scale for indication purposes only