



Ground & First Floor, 6 Church Green, Witney,
OX28 4AW - TO LET £8,500 & £7,500 p.a.x.

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property llp

Ground & First Floor, 6 Church Green, Witney, OX28 4AW

Ground & First Floor Office Suites with Parking

£8,500 & £7,500 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 is situated in a convenient location overlooking Church Green.

DESCRIPTION

The accommodation comprises 2 self contained office suites, each with 3 rooms. The Ground Floor also benefits from additional storage, an independent Kitchen and WC. There are 3 parking spaces with each suite in the private car park at the rear.

ACCOMMODATION

Shared Entrance
Ground Floor
Office 1: 15'4" x 12'6"
Office 2: 16' x 13'8"
Office 3: 13'10" x 13'7"
Storeroom: 10'2"max x 9'2"max
Kitchen & WC

First Floor

Office 1: 15'4" x 15'9" average
Office 2: 16'1" x 12'1"
Office 3: 19'9" x 12'2"
Shared WC's
N.I.F.A. approx 722sq.ft. (67 sq.m) & 533 sq.ft. (49.5 sq.m)

TENURE

New 12 month Business Licences or 2 year leases

are available under internal repairing terms, outside The LTA 1954. A 1 or 3 month deposit will be required.

RENTS

Ground Floor - £8,500 per annum
First Floor - £7,500 per annum
Rents are exclusive and plus VAT.

BUSINESS RATES - RATEABLE VALUES

GF - £10,750.00 FF - 9,100.00
Small Business Rates Relief 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.

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