



GF Shop, 22 High Street, Shrivenham, SN6 8AA,
TO LET £18,000 p.a.x. / FOR SALE: £250,000

marriotts
property llp

22 High Street

Shrivenham, Swindon, SN6 8AA

£18,000 p.a.x. / FOR SALE: £250,000

LOCATION

Located in the heart of Shrivenham in a vibrant area of commercial and retail occupiers, 22 High Street is prominently situated with excellent return window display frontage and entrance onto the High Street. The premises will be found on the corner of Church Walk and The High Street, located directly opposite the Barrington Arms Hotel and next to Treasure Chinese Takeaway.

DESCRIPTION

Situated across the ground floor of a handsome period building the premises comprise an independent lock-up shop with excellent display frontage onto the High Street, with a further large window display onto Church Walk. Offering an open-plan front retail area with further retail space to the rear the shop also benefits from independent toilet facilities, LED spot lighting, a gas fired central heating

system and storeroom.

ACCOMMODATION

The following dimensions are approximate only:

Front Retail Area: 34'1"max x 17'max

Rear Retail Area: 27'1"max x 11'1"max

Storeroom: 7'2" average x 6'8" average

WC's:

Total N.I.F.A. approx. 830 sq.ft. (77.1 sq.m.)

TENURE

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

A 3 month rent deposit is required.

Freehold of Ground Floor Shop for Sale, subject to Long Leasehold of Flat above: £250,000.

VAT

VAT is not payable. TBC

INSURANCE

The Landlord insures the building and recharges this cost to the Tenant.

BUSINESS RATES

Business Rates are to be assessed.

ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of B.

LOCAL AUTHORITY

Vale of White Horse District Council, Milton.
Tel: 01235 422422

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