



28C, High Street, Witney, OX28 6HG - TO LET  
£12,000 p.a.x.

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property llp

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

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## 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.



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