



Unit 2, The Duttons, Bridge Street, Bampton,
OX18 2HA - TO LET £9,000 p.a.x.

marriotts
property llp

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LOCATION

Bampton is an ancient market town located approx. 6 miles south-west of Witney and 8 miles north of Faringdon. With excellent access links, provided by the A4095 & B4449 which bisect the town, Bampton is famed as a film location for Downton Abbey.

The premises are prominently situated a short walk south-west of the Market Square in a vibrant area of retail & commercial occupiers with frontage directly onto Bridge Street.

DESCRIPTION

Situated across the ground floor of a handsome period building the premises comprise a main retail area with excellent double frontage display windows and shared entrance foyer. The shop benefits from good natural light, LED spot lighting and wooden flooring, with an independent toilet facility and store

cupboard to the rear. Excellent signage provision is provided for directly onto Bridge Street.

ACCOMMODATION

The following dimensions are approximate.

Shared Entrance Foyer:

Retail Area: 19' x 15'

WC & Hand Wash:

Store Cupboard: 9'9" x 3'9" + 3'9" x 2'9" under 1.5m.

Total N.I.F.A. approx. 324 sq.ft. (30.1 sq.m.)

TENURE

A new business lease for a minimum term of 3 years is available, to be granted outside The LTA 1954, under internal repairing terms with the tenant responsible for upkeep and decoration of the shop front and woodwork. A 3 month rent deposit will be required.

BUILDINGS INSURANCE

Approx. £225 per annum.

The Tenant will be responsible for their own contents.

BUSINESS RATES

Rateable Value - £5,000.00

(Small business rates exemption may be available).

VAT

VAT is not payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an E rating.

LOCAL AUTHORITY

West Oxon District Council

Tel: 01993 861000

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Faringdon
9 Market Place
Faringdon Oxon
SN7 7HL

T: 01367 242422
E: property@marriotts.co.uk

www.marriotts.co.uk

