6A, London Street, Faringdon, Oxon, SN7 7AA,
TO LET £7,500 p.a.x.

marriotts
property llp

6A, London Street,
Faringdon, Oxfordshire, SN7 7AA

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LOCATION
6A, London Street is prominently situated in the heart of Faringdon with excellent display frontage directly onto London Street. Located a short walk from the Market Place accommodation is arranged across the ground floor of this handsome Grade II Listed building.

DESCRIPTION
Most recently occupied as a ladies hairdressers & ideally suited to such, the shop offers an open-plan retail area to the front with a further retail area at the rear. An independent toilet and hand wash facility is provided, plus cloakroom & store cupboard. The premises enjoys excellent window display frontage, spot & LED lighting, with vinyl floor covering throughout.

Customer parking is available in the Southampton Street public car park located a short walk away.

ACCOMMODATION
Front Retail Area: 27' max x 12'6''av
Rear Retail Area: 11'av x 9'7''
Cloak Room: 6'2'' x 3'6''
WC & Hand Wash:
Cupboard: 4'10'' x 2'10''

Total N.I.F.A. approx. 480 sq.ft. (44.6 sq.m.)

TENURE
A new lease is available for a minimum term of 3 years under internal repairing terms with the tenant responsible for repair and upkeep of the shop front & redecoration of the whole.

A 3 month deposit will be required.

SERVICE CHARGE
A service charge of £75 pcm is payable to cover the cost of buildings insurance, fire alarm maintenance & management fee.

VAT
VAT is not payable.

BUSINESS RATES
Rateable Value £4,950.00.
Small business rates relief / exemption may be available. Vale of White Horse District Council. Tel: 01235 422422.

EPC - The premises have an energy rating of C.

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