



47, Market Square, Witney, Oxon, OX28 6AG,
TO LET £14,000 p.a.x.

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property llp

47, Market Square, Witney, Oxfordshire, OX28 6AG

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 Market Square in a vibrant area of retail occupiers the premises will be found between Cotswold Opticians and Sandwich de Witney. Centrally located opposite Bakers Butchers and the Woolgate Shopping Centre.

DESCRIPTION

With excellent window display frontage and signage potential directly onto the Market Square the property comprises a main retail area to the ground floor with

kitchen & WC. Additional retail / seating areas are provided with 2 further rooms on the 1st floor. To the rear of the building is provision to store a waste bin if required. The property is Grade II Listed.

ACCOMMODATION

Ground Floor

Retail Area: 15'2" x 13'4"

Kitchen: 5'5" x 4'6"

WC:

First Floor

Retail Area 1: 15'3" x 13'1"

Retail Area 2: 14' max x 12' max

Cupboard: 9'5" x 2'7"

Total N.I.F.A. approx. 562 sq.ft. (52.2 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 not payable..

INSURANCE

Buildings Insurance approx. £370.00 p/a.

BUSINESS RATES

Rateable value: £9,000.00 Note: Small Business Rates Relief / exemption may be available.

LOCAL AUTHORITY

West Oxfordshire District Council, Council Offices, Witney, OX28 1NB. Tel: 01993 861000.

ENERGY PERFORMANCE RATING - TBC

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