



Unit 3, Christmas Court, Burford,
Oxon, OX18 4QF - TO LET £8,500 p.a.x.

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property llp

Unit 3, Christmas Court

Burford, Oxon, OX18 4QF

£8,500 p.a.x.

LOCATION

Burford is a medieval town located on the River Windrush in the Cotswold hills. Referred to as the 'gateway to the Cotswolds' it is located approx. 18 miles west of Oxford & 22 miles southeast of Cheltenham. Famed for its High Street which sweeps down to the River Windrush it is a popular destination for tourists worldwide.

DESCRIPTION

Located at the rear of Christmas Court overlooking the central courtyard, & accessed via a shared foyer entrance, the premises comprise a ground floor lockup shop. Benefiting from a tiled floor, good display window frontage, and many period features including exposed beams and stonework, the premises enjoy an independent toilet facility and storage area. New LED lighting is being installed.

ACCOMMODATION

Retail Area: 25'2''av x 10'9''av

Store Area: 6'4'' x 2'6''

WC:

Total N.I.F.A. approx. 326 sq.ft. (30.2 sq.m.)

TENURE

A new lease is available under full repairing terms by way of service charge, tenant is responsible for repairs to shop front. Lease to be excluded from the Landlord & Tenant Act 1954. A 3 month deposit is required.

UTILITIES

Electricity is sub-metered and recharged back to the Tenant based on meter readings.

ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of B - TBC.

SERVICE CHARGE & BUILDINGS INSURANCE

S/C approx. £812 p/a payable quarterly in advance to cover the cost of services & maintenance of communal areas & external repairs. Insurance approx. £311 p/a.

BUSINESS RATES

Rateable value £9,200.

Small Business Rates Relief/exemption may be available.

VAT

VAT is currently not payable in addition to the rent.

LOCAL AUTHORITY

West Oxfordshire District Council 01993 861000

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