



21, Corn Street, Witney, Oxon, OX28 6DB,
TO LET £18,000 p.a.x.

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property llp

21, Corn Street, Witney

Oxfordshire, OX28 6DB

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 close to the town centre and with frontage onto Corn Street the premises will be found located between Olivia's Hair Boutique and Witney Kebab House, in a vibrant area of commercial occupiers.

DESCRIPTION

With excellent window display frontage and signage directly onto Corn Street the property comprises an open-plan ground floor retail area with kitchenette, small storage area & WC to the rear. The premises

benefit from 2 large display windows, air-conditioning / heating, with spot and LED lighting. The property is Grade II Listed.

ACCOMMODATION

Retail Area: 25'8" max x 21'7" max

Kitchenette: 4'8" x 4'2"

Storage Area: 9' x 1'8"

WC:

Total N.I.F.A. approx. 524 sq.ft. (48.7 sq.m.)

TENURE

A new Business Lease is available under internal repairing terms with the tenant responsible for repair and upkeep of the shop front. Lease to be excluded from The Landlord & Tenant Act 1954.

DEPOSIT

A minimum 3 month rent deposit will be required.

VAT

VAT is payable.

INSURANCE

Buildings Insurance currently approx. £1,060.00 p/a.

BUSINESS RATES

Rateable Value: £17,250.00.

ENERGY PERFORMANCE RATING

The premises have an energy rating of - E

LOCAL AUTHORITY

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

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