



36B, High Street, Witney, Oxon, OX28 6HG,  
TO LET £22,000 p.a.x.

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# 36B, High Street, Witney

## Oxfordshire, OX28 6HG

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### 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 with frontage onto The High Street and junction with Welch Way the premises will be found in a vibrant area of retail occupiers, centrally located between Hunters Cafe and Harpers Designer Mensware.

### DESCRIPTION

With excellent window display frontage and signage potential directly onto The High Street the property comprises a main retail area to the ground floor with kitchen & WC to the rear. Stairs lead to an additional

retail area and storage area located across the first floor. A further storeroom is provided on the 2nd floor. The property is Grade II Listed.

### ACCOMMODATION

Ground Floor

Retail Area: 18'4" x 15'8"av + 9'3" x 9'2"

Kitchen: 6' x 4'5"

WC:

First Floor

Retail Area: 16'2" x 14'

Storage Area: 4'1" x 3'9"

Second Floor

Storeroom: 19'3" x 12'4"

Total N.I.F.A. approx. 940 sq.ft. (87.32 sq.m.)

### ENERGY PERFORMANCE RATING

The premises have an energy rating of C.

### TENURE

A new Business Lease is available under full repairing and insuring terms. Lease to be excluded from The Landlord & Tenant Act 1954. A rent deposit will be required.

VAT is not payable.

### INSURANCE

Buildings Insurance currently approx. £600.00 p/a.

### BUSINESS RATES

Rateable value: £22,250.

### LOCAL AUTHORITY

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

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