



Suite 2, Windrush Court, Witney, Oxon, OX28 6ET,
TO LET £6,000 p.a.x.

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property llp

Suite 2, Windrush Court

Witney, Oxfordshire, OX28 6ET

TO LET - £6,000 p.a.x. (with 3 parking spaces)

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. The property is situated in a convenient location within a courtyard setting, just off the High Street in the heart of the town centre.

DESCRIPTION

The accommodation comprises a self contained ground floor office suite providing two offices & store, with gas fired central heating, carpets, Kitchenette and a WC. N.I.F.A. approx 440 sq.ft. (40.8 sq.m)

Externally there are three car parking spaces provided within the private Windrush Court car park.

TENURE

The premises is available by way of a new full repairing and insuring lease for a term to be agreed, contracted out of the security provisions of the Landlord & Tenant Act 1954. A 3 month deposit will be required.

RENT

£6,000 per annum exclusive plus VAT.

SERVICE CHARGE

There is a service charge payable to cover the costs of management and external maintenance and repairs. The service charge is currently approximately £850 per annum, plus VAT.

INSURANCE

Buildings Insurance approx. £100 p/a.

VAT

VAT is payable.

BUSINESS RATES

Rateable value: £6,100.00 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

The premises have an EPC rating of D.

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