



29, Corn Street, Witney, Oxon, OX28 6DB,  
TO LET £16,000 p.a.x.

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# 29, Corn Street, Witney

## Oxfordshire, OX28 6DB

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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 close to the town centre and with frontage onto Corn Street the premises will be found located opposite the entrance to Marlborough Lane, next to Qutis Aesthetics Clinic, 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 storeroom off. A further two offices / rooms are located on the first

floor along with a kitchenette and Ladies & Gents WC. To the rear is a private walled garden partly laid down to gravel. The premises benefit from electric heating, with CAT 2 and LED lighting. The property is Grade II Listed.

### ACCOMMODATION

Retail Area: 28'2" x 13'1" average

Storeroom: 8'8" x 6'7"

1st Floor

Office 1: 14'3" x 11'

Office 2: 13'3" x 9'

Kitchenette:

Ladies & Gents WC's:

Total N.I.F.A. approx. 917 sq.ft. (85.2 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 & garden. Lease to be excluded from The Landlord & Tenant Act 1954.

### DEPOSIT

A minimum 3 month rent deposit will be required.

### VAT

VAT is not payable.

### BUILDINGS INSURANCE

Approx. £439.00 p/a, subject to annual review.

### BUSINESS RATES

Rateable Value: £21,750.00.

### ENERGY PERFORMANCE RATING

The premises have an energy rating of - E

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