



12, Market Place, Faringdon, Oxfordshire, SN7
7HP, TO LET - £15,000 p.a.x.

marriotts
property llp

12, Market Place, Faringdon, Oxfordshire, SN7 7HP

TO LET £15,000 p.a.x.

LOCATION

Faringdon in an attractive market town, well situated off the A420, with Oxford approx. 19 miles to the east & Swindon 12 miles to the west, providing excellent access to the M4 & M40. 12 Market Place is prominently situated in the heart of Faringdon with excellent display frontage directly onto The Market Place.

DESCRIPTION

Accommodation is arranged across the ground floor of this handsome Grade II Listed building and comprises a large open-plan retail area to the front with further retail area behind, plus kitchen area, store and WC. Suitable for a variety of uses, and most recently occupied as a cafe, the premises benefit from having recently undergone a full refurbishment including wood laminate style flooring, spot & pendent lighting and booth seating. The premises

enjoys excellent window display frontage and signage opportunity. Customer parking is available in the Southampton Street public car park located a short walk away.

ACCOMMODATION

Front Retail Area: 36' max x 18'2" max

Rear Retail Area: 20' max x 16'6"

Kitchen Area: 15'3" max x 13'4"

Storeroom: 6'4" x 3'

WC:

Total N.I.F.A. approx. 1,130 sq.ft. (104.98 sq.m.)

TENURE

A new lease is available for a minimum term of 3 years under internal repairing terms with the tenant responsible for repair and upkeep of the shop front & redecoration of the whole.

DEPOSIT

A 3 month deposit will be required.

BUILDINGS INSURANCE

Approx. £1,830.00 per annum.

VAT

VAT is payable.

BUSINESS RATES

Rateable Value £9,900.00.

Small business rates relief / exemption may be available. Vale of White Horse District Council. Tel: 01235 422422.

EPC - The premises have an energy rating of C.

IMPORTANT NOTICE: Marriotts for themselves, their joint agents (if applicable) and for the vendors, assignors or lessors of this property whose agents they are, give notice that (i) these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) the agents have no authority to give any representation or warranty whatsoever in relation to this property; (iv) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.

marriotts
property llp

Faringdon
9 Market Place
Faringdon Oxon
SN7 7HL

T: 01367 242422
E: property@marriotts.co.uk

www.marriotts.co.uk

