



11, London Street, Faringdon, Oxon, SN7 7AE  
TO LET £8,000 p.a.x.

marriotts  
property llp

# 11, London Street, Faringdon, Oxfordshire SN7 7AE

£8,000 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. 11, London Street is prominently situated close to the Market Place with excellent display frontage directly onto London Street.

## DESCRIPTION

With a fully glazed frontage onto London Street accommodation is arranged across a ground floor of this handsome Grade II Listed. Comprising two retail rooms to the front, with kitchen / storeroom at the rear, the premises benefits from recessed lighting, wood effect laminate flooring and independent toilet facility with additional storage area. 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

Retail Area Left: 17'5" x 15'9" max  
Retail Area Right: 12'8" x 7'  
Kitchen / Storeroom: 7'6" max x 7'2" av  
WC & Storage Area:

Total N.I.F.A. approx. 470 sq.ft. ( 43.6 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. £269.00 per annum, representing 40% of building total.

## VAT

VAT is not payable.

## BUSINESS RATES

Rateable Value £5,000.00.

Small business rates relief / exemption may be available.

EPC - The premises have an energy rating of TBC.

## LOCAL AUTHORITY

Vale of White Horse District Council.  
Tel: 01235 422422.

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