



103, High Street, Burford, Oxfordshire

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TO LET £38,000 p.a.x.

INCENTIVES AVAILABLE (sta)

LOCATION

Burford is a medieval town located on the River Windrush in the Cotswold hills. Referred to as 'the gateway to the Cotswolds' it is located approximately 18 miles west of Oxford and 22 miles southeast of Cheltenham. Famed for its High Street which sweeps down to the River Windrush it is a popular destination for tourists worldwide. A vibrant town, it offer a variety of national and independent retailers and is a known destination for sightseeing and shopping.

The premises are prominently situated with frontage directly onto The High Street and will be found approximately mid-way along The High Street. Located in a busy commercial area of the town the shop is situated between Walkers Stoves and the recently refurbished Bull Hotel, opposite Antiques at The George and Huffkins Bakery.



Famed for its Priory dating back to the 1500's Burford is home to a large range of longstanding retailers including The Oxford Shirt Co, Cotswold Contemporary, NOVA Art Gallery, W. J. Castle Butchers, as well as a variety of restaurants, hotels and coffee shops.

103
HIGH STREET
BURFORD
OXFORDSHIRE
OX18 4RG

DESCRIPTION

An attractive Grade II Listed building 103 High Street is prominently situated in the heart of Burford. With excellent display frontage directly onto The High Street the property offers high quality retail premises across a ground and 1st floors, with additional office and storage provided at the rear 1st floor and across the 2nd floor.

With a large ground floor display window the premises benefit from LED lighting, wood laminate flooring to the ground floor, oil fired heating, fitted kitchen, and independent facilities on the 1st and 2nd floors.

Accommodation comprises a front and rear retail area across the ground floor, with further retail room and changing rooms on

the first floor. Store rooms / offices are located to the rear of the 1st floor and across the 2nd floor.

ACCOMMODATION

Ground Floor

Front Retail: 17'7" av x 16'6"

Rear Retail: 32'4" x 11'6" (plus changing room)

Boiler Room:

First Floor

Retail Room: 19'11" x 12'6"

4 x Changing Rooms: 20'5" x 6'8"

Rear Office / Storeroom: 18'5" x 12'

Storeroom: 10'10" x 9'1"

Kitchen: 12'5" x 12'

WC:

Second Floor

Office / Storeroom: 13'5" 10'5"

Office / Storeroom: 13' x 9'2"

WC:

Total N.I.F.A. approx. 2,002 sq.ft.

LEASE TERMS

A new lease is available for a minimum term of 3 years, to be excluded from the Landlord & Tenant Act 1954.

Rent: £38,000 per annum exclusive, payable quarterly in advance.

Repairs: The Tenant is responsible for internal repairs and repairs to the shop front and windows, and is to redecorate the whole premises and shop front and windows in the last 3 months of term.



BUILDINGS INSURANCE

Landlord insures the building, the Tenant reimburses the cost of the premium approx. £1,350 per annum. The Tenant is responsible for their own contents and public liability insurance.

DEPOSIT

A minimum 3 month deposit will be required.

VAT

VAT is not payable.

BUSINESS RATES

The current rateable value is £19,000.

LOCAL AUTHORITY

West Oxfordshire District Council.

Tel: 01993 861000.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E.



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