



61A, High Street, Witney, Oxon, OX28 6JA,  
TO LET £6,000 p.a.x.

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property llp

# 61A High Street

## Witney, Oxfordshire, OX28 6JA

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TO LET - £6,000 p.a.x.

### 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 on the High Street close to the town centre.

### DESCRIPTION

Recently redecorated the accommodation comprises a self contained first floor office suite providing three offices. With an independent entrance directly off The High Street the premises benefits from electrically operated heating, carpets, Kitchenette, and a WC.

VAT - Is not payable.

### ACCOMMODATION

Office 1: 12'1" x 11'11"  
Office 2: 14'4" x 8'2"  
Office 3: 18'11" x 9'2"  
Kitchenette: 8' x 3'  
WC & Hand wash:  
N.I.F.A. approx 493 sq.ft. (45.8 sq.m)

### TENURE

The premises are available by way of a new internal repairing lease, to be granted outside The Landlord & Tenant Act 1954. The Tenant will be responsible for redecorating the premises in the last 3 months of the term.

### RENT

£6,000 per annum exclusive.

### DEPOSIT

A 3 month deposit will be required.

### INSURANCE

Buildings Insurance approx. £349 p/a.

### BUSINESS RATES

Rateable value: £6,000.00. 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 TBC.

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