



43A, High Street, Witney, Oxon,
TO LET - £17,000 p.a.x.

marriotts
property llp

43A, High Street

Witney, Oxfordshire, OX28 6HP

TO LET - £17,000 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.

Prominently situated overlooking the public highway the premises are located approximately midway along the High Street and will be found between Oxford Garden Design / the entrance to Meadow Court and The Flower Shop, directly opposite Witney Sewing Centre.

DESCRIPTION

With excellent return frontage and display windows onto the High Street the property comprises a main

retail area with changing rooms at rear, plus storeroom and WC off. The premises benefit from LED spot lighting, wood laminate style flooring and good natural light provided by windows to 3 sides of the property.

ACCOMODATION

Retail Area: 35'2"max x 17'5" max

Storeroom: 11'1" x 4'6"

Toilet & Hand Wash:

Total N.I.F.A. approx. 585 sq.ft. (54.3 sq.m.)

TENURE

A new Business Lease is available under internal repairing terms, the Tenant is also responsible for repair and upkeep of the shop front and all windows. Lease to be excluded from The Landlord & Tenant Act 1954. A 3 month rent deposit will be required.

VAT

VAT is not payable

INSURANCE

The Landlord insures the building and recharges the cost to the Tenant. The Tenant is responsible for their own contents insurance and the plate glass.

BUSINESS RATES

Rateable Value: £16,250.00

LOCAL AUTHORITY

West Oxfordshire District Council, Council Offices, Witney, OX28 1NB. Tel: 01993 861000.

ENERGY PERFORMANCE RATING

The premises have an EPC rating of D.

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

