



4B, London Street, Faringdon, Oxon, SN7 7AA
TO LET £7,000 p.a.x.

marriotts
property llp

4B, London Street, Faringdon, Oxfordshire SN7 7AA

£7,000 p.a.x.

LOCATION

Faringdon is an attractive market town, well situated off the A420, with Oxford approximately 19 miles to the east & Swindon 12 miles to the west, providing excellent access to the M4 & M40. 4B, London Street, is prominently situated close to the Market Place with excellent display frontage directly onto London Street.

DESCRIPTION

With an excellent window display frontage and signage onto London Street accommodation is arranged across a ground floor of this handsome Grade II Listed building.

Comprising a main retail area with kitchenette to the front, with storeroom and independent toilet at the rear, the premises benefits from spot and strip lighting, tiled flooring, and a small courtyard at the

rear of the building. Customer parking is available in the Southampton Street public car park located a short walk away.

ACCOMMODATION

Retail Area: 34' x 10'7 average

Rear Storeroom: 4'1" x 3'2"

WC:

Total N.I.F.A. approx. 395 sq.ft. (36.7 sq.m.)

TENURE

A new lease is available for a minimum term of 3 years under full repairing terms, to be excluded from The Landlord & Tenant Act 1954.

SERVICE CHARGE

Tenant pays 13% of the total costs of maintaining the external parts and structure of the whole building, capped at £1,000 p/a.

DEPOSIT

A 3 month deposit will be required.

BUILDINGS INSURANCE

Approx. £460.00 per annum.

VAT

VAT is not payable.

BUSINESS RATES

Rateable Value £4,600.00. Small business rates relief / exemption may be available.

EPC - The premises have an energy rating of B.

LOCAL AUTHORITY

Vale of White Horse District Council. 01235 422422.

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