



45 & 45A High Street, Witney, Oxfordshire

marriotts
property llp

45 & 45A High Street, Witney

Offers in excess of £395,000

FREEHOLD FOR SALE BY PRIVATE TREATY
(BUSINESS UNAFFECTED)

LOCATION

With excellent transport links to the M40 and national motorway network, Witney is conveniently located on the A40 approximately 12 miles west of Oxford and 24 miles east of Cheltenham. Travelling into the town from the A40 heading north onto the A415 Ducklington Lane, proceed to the roundabout and take the 3rd exit onto Welch Way, proceed approximately 800 yards and turn left onto the High Street. 45 & 45A will be found approximately 90 yards on the left next to Oxford Garden Design and Denshams Butchers.

Witney is a vibrant market town offering a variety of national and local retailers and is a popular destination for shoppers. Situated on the River Windrush it is renowned for its beautiful medieval Church, the historic Buttercross building and Church Green.



DESCRIPTION

The property comprises a ground floor shop with enclosed rear courtyard garden, plus a 1st and 2nd floor 2 bed flat currently let under a separate Assured Shorthold Tenancy Agreement. Occupied under a commercial business lease on the ground floor, and a residential AST on the flat above, the

property is currently producing an annual rent of £25,200.00 exclusive.

45 & 45a
HIGH STREET
WITNEY
OXFORDSHIRE
OX28 6JA

ACCOMODATION

45 High Street (Ground Floor Shop)

Front Retail: 17' x 15'3"

Rear Retail / Treatment Room: 9'4" x 7'10"

Rear Office/Storeroom: 11' x 8'5"

Kitchenette: 8'5" x 3'9"

WC

Total N.I.F.A. approx. 552 sq.ft. (51.28 sq.m.)

Rear Enclosed Courtyard Garden:

19' max x 5" average.

45A High Street (1st & 2nd Floor Residential Flat)

1st Floor

Entrance Foyer & Hallway: 10' x 8'6"

Shower Room: 7'3" x 5'4"

Kitchen: 12'5" x 9'2" average

Livingroom: 15'5" x 13'10"

2nd Floor

Landing with cupboard:

Bedroom 1: 15'7" x 13'10"

Bedroom 2: 4'12'6" x 9'8"

Total N.I.F.A. approx. 774 sq.ft.
(71.9 sq.m.)

Enclosed entrance courtyard with stairs to

1st floor:

18'8" x 11'10"

EXISTING BUSINESS LEASE TERMS

45 High Street

Tenant: Natasha Marie Barker

Term: 6 years from 13th March 2021, outside
The LTA 1954.

Rent: £12,000.00 p.a.x. payable quarterly in
advance.

Rent Review: 13th March 2025, upwards
only to Market Rent. TBC

Deposit: £3,875.00

Repairs: Internal repairing plus shop front,
facia, and to redecorate in last 3 months of
the term. TBC

ASSURED SHORTHOLD TENANCY TERMS

45a High Street

Term: 15th August 2024 to 14th February
2025.

Rent: £1,100.00 pcm.

Deposit: £1,100.00



BUSINESS RATES

Rateable Value:
45 High Street
£13,000.00

COUNCIL TAX

45A High Street
Band - C

ENERGY PERFORMANCE CERTIFICATES

The property has energy ratings as follows.
45 High Street - B 43
45A High Street - D

VAT

VAT is not payable in addition to the purchase price.

LOCAL AUTHORITY

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



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