



47 & 47A High Street, Witney, Oxfordshire

47 & 47A High Street, Witney

Offers in excess of £335,000

FREEHOLD FOR SALE BY PRIVATE TREATY
(BUSINESSES 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. 47 & 47a will be found approximately 90 yards on the left between Niche Beauty 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 1st and second floor offices above with 1 dedicated parking space at the rear in Meadow Court.

Occupied under 2 commercial business

leases, the property is currently producing an annual rent of £24,200.00 exclusive.

47 & 47A
HIGH STREET
WITNEY
OXFORDSHIRE
OX28 6JA

ACCOMODATION

47a High Street (Ground Floor Shop)

Front Retail / Office: 20' x 12'7"

Rear Retail / Office: 13'7" x 13'5" (with doors to courtyard)

Office: 16'6" x 8'6"

Kitchen: 8'5" x 5'4"

WC.

Total N.I.F.A. approx. 565 sq.ft. (52.48 sq.m.)

Rear Enclosed Courtyard Garden:

32' max x 8'6" average. With Garden Shed 8'6" x 8'6"

47 High Street (1st & 2nd Floor Offices)

Ground Floor Entrance Foyer: 13' x 3'

1st Floor

Office 1: 13'9" x 11'1"

Office 2: 14' x 11'

Fitted Kitchen: 13'3" x 4'3"

Landing: 5'7" x 5'

WC & Hand Wash:

Storeroom: 4' x 4'

2nd Floor

Office 3: 13'10" x 11'2"

Office 4: 19'max x 16'8" max

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

EXISTING LEASE TERMS

47A High Street

Tenant: Oxford Garden Design Limited

Term: 3 years from 30th April 2022, outside The LTA 1954.

Rent: £14,000.00 p.a.x.

Deposit: £3,000.00.

Guarantor: Paul Marsh

Repairs: Internal repairing plus shop front, fascia, & garden shed, and to redecorate in last 3 months of the term.

47 High Street

Tenant: Agincare UK Limited

Term: 6 years from TBC 2021, outside The LTA 1954.

Rent: £10,200.00 p.a.x.

Rent Review: 3rd anniversary, upward only to Market Rent.

Break Option: Landlord & Tenant on 3rd anniversary, with 6 months' notice.

Deposit: £2,550.00.

Repairs: Internal repairing plus windows, doors & frames, and to redecorate in last 3 months of the term.



BUSINESS RATES

Rateable Values as follows:

47A High Street

£14,750.00

47 High Street

£8,500.00

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of 113 'E'.

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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