



61, High Street, Witney, Oxon, OX28 6JA
TO LET - £19,500 p.a.x.

marriotts
property llp

61 High Street Witney, Oxfordshire, OX28 6JA

TO LET £19,500 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 prominent location on the High Street close to the town centre.

DESCRIPTION

Situated in a vibrant area of retailers and commercial occupiers, the premises comprise a ground floor lock-up shop with excellent window display and signage directly onto the High Street. With an open-plan retail area to the front, plus additional retail space behind, to the rear is a stockroom area, small kitchen and an independent WC. A walled courtyard is located at the rear of the property.

ACCOMMODATION

The following dimensions are approximate only:
Front Retail Area: 21'10" max x 20'6"
Rear Retail: 9' x 9'
Stockroom: 9'3" x 9'
Kitchen: 7'10" x 3'
Toilet:
Rear Walled Courtyard: 22' x 11'

Total N.I.F.A. approx. 760 sq.ft. (70.6 sq.m.)

TENURE

A new business lease is available for a minimum term of 3 years, to be granted outside The Landlord & Tenant Act 1954. The Tenant will be responsible for internal repairs, repair & upkeep of the shop front, and redecoration of the premises in the last 3 months of the term.

VAT - Is not currently payable

DEPOSIT

A 3 month rent deposit will be required.

BUILDINGS INSURANCE

Approx. £450 p/a but subject to annual review.

BUSINESS RATES

Rateable Value: £19,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C.

LOCAL AUTHORITY

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

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