



37 & 37a High Street, Witney, Oxfordshire

marriotts
property llp

37 & 37a High Street, Witney, Oxon

GUIDE PRICE - £575,000

**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. 37 & 37a will be found approximately 80 yards on the left next to Stacey & Mason Solicitors, opposite Sassi Ladies Fashion shop.

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 2 independent ground floor shops both let out under commercial business leases. Vacant offices are located across the first floor and accessed via their own independent front door off the High Street. The property is currently producing an annual rent of £41,350.00 per annum.

37 & 37a
HIGH STREET
WITNEY
OXFORDSHIRE
OX28 6HP

ACCOMODATION

37 High Street (Ground Floor Betting Shop)

Retail Area: 58' x 16'4" average

Kitchen: 9'9" x 6'10"

WC

Total N.I.F.A. approx. 995 sq.ft. (92.52 sq.m.)

37a High Street (Ground Floor Cafe)

Front Retail Area: 43'10" max x 13'5" max

Rear Retail Area: 13' x 9'3"

Kitchen / Food Prep: 8'8" x 8'6"

WC

Total N.I.F.A. approx. 690 sq.ft. (64.1 sq.m.)

1st Floor Offices, 37 High Street

5 x Offices

Kitchen

Ladies WC

Gents WC

Total N.I.F.A. approx. 810 sq.ft. (75.25 sq.m.)

EXISTING BUSINESS LEASE TERMS

37 High Street

Tenant - Ladbrokes Betting & Gaming Limited.

Term -10 years from 28th April 2021.

Rent - £23,850.00 per annum exclusive.

Repairs - Tenant responsible for internal repairs and shopfront.

Service Charge - 31% of costs of repairing, maintaining and decorating the structural parts of the building and service media.

Rent Review - The Landlord and Tenant have agreed to remove this provision from the lease.

Tenant Break Option - The Landlord and Tenant have agreed to remove this provision from the lease.

Utilities & Business Rates - Tenant's responsibility.

1st Floor Offices, 37 High Street

The offices are currently vacant and require full refurbishment.

37a High Street

Tenant - Miguel Marques and Sara Marques.

Term - 10 years from 28th November 2024.

Rent - £17,500.00 per annum exclusive.

Repairs - Tenant responsible for internal repairs and shopfront.

Service Costs - A fair & reasonable proportion of repairs & maintenance of walls, roof and exterior of the Building (excluding plate glass).

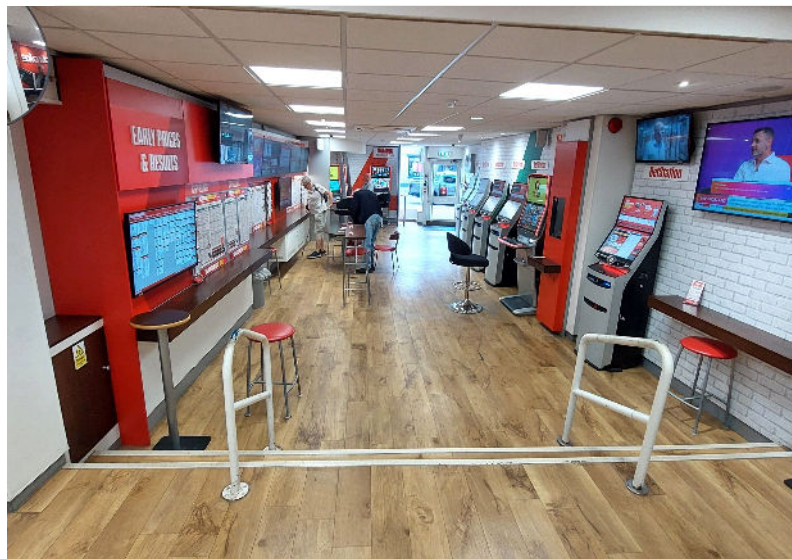
Rent Review - 28th November 2029.

Break Option - None.

Utilities & Business Rates - Tenant's responsibility.

GUIDE PRICE

Guide Price - £575,000.



VAT

VAT is not payable .

BUSINESS RATES

37 High Street

Rateable Value - £19,250.

37a High Street

Rateable Value - £13,500.

1st Floor Offices, 37 High Street

Rateable Value - £11,500.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATES

The properties have the following EPC ratings:

37 High Street - D

37a High Street - B

1st Floor Offices - An EPC has been commissioned.



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