



Unit 3, Bridge Street Mills, Witney, Oxon OX28 1FX
TO LET - £15,950 p.a.x. / FOR SALE - Guide Price £175,000

marriotts
property llp

Unit 3, Bridge Street Mills

Witney, Oxfordshire OX28 1FX - INCENTIVES AVAILABLE sta

TO LET / LONG LEASEHOLD FOR SALE

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. Prominently situated overlooking Bridge Street, the offices are located a short walk north of the town centre and will be found opposite Halfords Auto Centre at the junction of the High Street and Bridge Street.

DESCRIPTION

Comprising a ground floor office suite converted from one of Witney's famous wool mills, a shared access is provided directly off Bridge Street. Offering a main open-plan office with a separate office/boardroom and server room off, the offices benefit from their own kitchen, Category 5 cabling in surface mounted trunking, Cat 2 style lighting & gas fired heating.

4 parking spaces are provided in the private car park at the rear.

Total N.I.F.A. approx. 1,385sq.ft. (128.68sq.m.)

LONG LEASEHOLD FOR SALE

999 years from 25th January 2017.
GUIDE PRICE - £175,000.

BUSINESS LEASE TENURE

A new Business Lease is available under internal repairing terms, excluded from the LTA 1954. A 3 month rent deposit is required.

SERVICE CHARGE

Approx. £1,615 p/a to cover cleaning and maintenance of communal areas, window cleaning and external repairs. Plus heating of the offices charged at approx. £300 pcm and water at £190 p/a.

BUILDINGS INSURANCE

Approx. £1,138 p/a subject to annual review.

VAT - VAT is payable.

BUSINESS RATES

Rateable Value: £11,750. (Note: Small Business Rates Relief / exemption may be available).

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of C.

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