



4A Market Place, Faringdon, Oxon, SN7 7HL  
TO LET - £6,500 p.a.x.

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property llp

# 4A Market Place Faringdon, Oxfordshire, SN7 7HL

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## LOCATION

Faringdon is an attractive market town well situated off the A420, providing excellent access to the M4 & M40, with Oxford approximately 19 miles to the east and Swindon 12 miles to the west. The premises are prominently situated in the heart of the Market Place between Pat Thomas Butchers and The Faringdon Coffee House.

## DESCRIPTION

Having undergone a full programme of redecoration the premises are located across the ground floor of a handsome Grade II Listed building and offers 3 retail areas with excellent window display frontage & signage onto the Market Place. The shop enjoys LED lighting, electrically operated heating, and its own independent toilet facility.

## ACCOMMODATION

The following dimensions are approximate only:

Front Retail Area: 22'5" max x 10'1" max

Middle Retail Area: 12'2" x 5'

Rear Retail Area: 14' x 11'6"

WC:

Total N.I.F.A. approx. 437 sq.ft. (40.6 sq.m.)

## TENURE

A new lease is available offering a flexible term outside the Landlord & Tenant Act 1954, under internal repairing terms with the tenant responsible for repair and upkeep of the shop front and windows, plus redecoration.

## DEPOSIT

A 3 month deposit will be required.

**VAT - VAT is payable.**

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## BUILDINGS INSURANCE

The Landlord insures the building and recharges the cost of the premium in respect of the premises, approx. £195.00 p/a. The Tenant is responsible for their own contents & public liability insurance.

## BUSINESS RATES

Rateable Value - £6,300.00

NOTE: Small business rates relief / exemption may be available.

## ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of - B

