



5 Streatfield House, Alvescot Road, Carterton,
Oxon OX18 3XZ - TO LET £21,000 p.a.x.

marriotts
property llp

5 Streatfield House

Alvescot Road, Carterton, Oxon OX18 3XZ

**TO LET - Rent £21,000 p.a.x.
With 1 dedicated parking space**

LOCATION

With excellent window display frontage and signage opportunity the premises is conveniently located in the heart of Carterton. Situated in a vibrant area of cafe and retail occupiers, No5 will be found located directly behind Lynwood & Co Cafe, opposite Clipperz Barber.

DESCRIPTION

The premises comprise a modern open-plan ground floor lock-up shop with the benefit of a single dedicated parking space at the rear. The property enjoys air-conditioning / heating, suspended ceiling with Cat 2 style lighting, carpets, independent toilet facility, and excellent window display frontage. Two rooms are provided off the main retail area, plus a further kitchen / messroom with access to the car park.

ACCOMMODATION

The following dimensions are approximate only:

Retail Area: 40'4" x 15'11" average

Office 1: 12'1" x 6'8" average

Office 2: 15'1" x 7'10"

Kitchen / Messroom: 11'8" x 7'10"

WC

Total N.I.F.A. approx. 956 sq.ft. (88.81 sq.m.)

Externally

1 dedicated car parking space in the private car park at rear.

TENURE

A new Business Lease is available under internal repairing terms, to be excluded from the Landlord & Tenant Act 1954. The Tenant will be responsible for the shop front and redecoration. A minimum 3 month rent deposit is required.

VAT - Is not payable.

SERVICE CHARGE & BUILDINGS INSURANCE

Approximately £2,700 per annum, subject to review. To include buildings insurance & lighting and maintenance of communal areas.

BUSINESS RATES

Rateable Value: £21,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of **TBC**.

LOCAL AUTHORITY

West Oxon District Council

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