



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.

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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



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