



8 London Street, Faringdon, Oxon SN7 7AA
TO LET - £11,000 p.a.x.

marriotts
property llp

8 London Street Faringdon, Oxfordshire, SN7 7AA

TO LET - £11,000 p.a.x.

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 overlooking London Street, located between Londis and Dapper Dogs of Oxford.

DESCRIPTION

The premises are located across the ground floor of a handsome Grade II Listed building and offer a main retail area at the front, with further retail space to the rear, and a good storage / mess room facility with kitchenette. The shop enjoys excellent window display frontage & signage opportunity onto London Street, and also benefits from its own independent toilet facility. Public car parking (free for 2 hours) is located a short walk away in Southampton St.

ACCOMMODATION

The following dimensions are approximate only:
Front Retail Area: 27'3" max x 19'11" max
Rear Retail Area: 15'9" x 11'
Corridor / Retails Area: 17' x 4'9"
Mess Room / Storeroom: 14' x 11'7"
WC
Total N.I.F.A. approx. 909 sq.ft. (84.44 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 not payable.

SERVICE CHARGE

Approx. £110 pcm to cover the cost of buildings insurance, fire alarm maintenance & management fee. The Tenant is responsible for their own contents & public liability insurance.

BUSINESS RATES

Rateable Value - £10,250.

NOTE: Small Business Rates Relief / exemption may be available.

ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of - D

AGENT'S NOTE - The premises are not suitable for food Take-Away or restaurant use.

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