



29 Corn Street, Witney, Oxfordshire, OX28 6DB

marriotts
property llp

29 Corn Street, Witney, Oxon

GUIDE PRICE - £210,000

**FREEHOLD FOR SALE BY PRIVATE
TREATY**

(BUSINESSES UNAFFECTED)

Producing - £16,000 p/a

LOCATION

With excellent transport links to the M40 and national motorway network, Witney is conveniently located on the A40 approximately 12 miles west of Oxford and 24 miles east of Cheltenham. Travelling into the town from the A40 heading north onto the A415 Ducklington Lane, proceed to the roundabout and take the 4th exit onto Corn Street, proceed approximately 700 yards and 29 Corn Street will be found on the right situated opposite Greens Funeral Services.

Witney is a vibrant market town offering a variety of national and local retailers and is a popular destination for shoppers. Situated on the River Windrush it is renowned for its beautiful medieval church, the historic Buttercross building, and Church Green.



DESCRIPTION

The property comprises a mid-terrace commercial building currently occupied under a commercial business lease for use as a retail shop and tattoo parlour. Accommodation is arranged over a ground and 1st floor which offers good retail and office/treatment room space. To the rear is a large enclosed garden.

29
CORN STREET
WITNEY
OXFORDSHIRE
OX28 6DB

ACCOMODATION

The following measurements are approximate.

Ground Floor

Retail Area: 28'2" x 13'1" average

Storeroom: 8'8" x 6'7"

First Floor

Office 1: 14'3" x 11'

Office 2: 13'3" x 9'

Landing & Kitchenette

Ladies & Gents WC's

Total N.I.F.A. approx. 917 sq.ft. (85.2 sq.m.)

External Rear

Private walled garden partly laid down to gravel.

(Note - there is no rear access excepting a pedestrian emergency escape route).

EXISTING BUSINESS LEASE TERMS

Term - 6 years from 10th November 2023 outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Rent - £16,000 per annum exclusive.

Deposit - 3 months rent, plus personal guarantee.

Repairs - Tenant responsible for internal repairs and upkeep of the shop front and windows, and redecoration. Landlord responsible for the structure.

Garden - The Tenant is responsible for upkeep of the garden.

Business Rates - Tenant's responsibility.

Utilities - Tenant's responsibility.

LISTING STATUS

The property is Grade II Listed.

GUIDE PRICE

Freehold offered for sale by Private Treaty, sold subject to the current business lease.

Guide Price - £210,000.

VIEWINGS

Viewings are arranged strictly via the selling agents, Marriotts Property LLP.

Tel: 01367 242422



VAT

VAT is not payable .

BUSINESS RATES

Rateable Value - £18,250

LOCAL AUTHORITY

West Oxfordshire District Council, Council Offices, Witney,
OX28 1NB.

Tel: 01993 861000.

ENERGY PERFORMANCE CERTIFICATES

The property has an EPC rating of E.

ANTI MONEY-LAUNDERING CHECKS

AML checks will be required to be undertaken on any
proposed purchaser / Beneficial Owners prior to terms
being agreed.



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