



30 Corn Street, Witney, Oxfordshire, OX28 6BL

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property llp

## 30 Corn Street, Witney, Oxon

**GUIDE PRICE - £235,000**  
FREEHOLD FOR SALE BY PRIVATE  
TREATY

MAY LET - Rent £17,500 p.a.x.

### 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 30 Corn Street will be found on the left next situated between Andrews Estate Agents and 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

Grade II Listed, the property comprises a mid-terrace commercial building previously occupied by a hairdressers & beauty business for over 30 years. Accommodation is arranged over the ground and first floor offering good retail space, with additional storage and ancillary space situated across the 2nd floor.

**30  
CORN STREET  
WITNEY  
OXFORDSHIRE  
OX28 6BL**

## ACCOMODATION

The following measurements are approximate.

### Ground Floor

Front Retail Area: 19'9" x 12'

Rear Retail Area: 21' max x 11'10" max

Kitchen: 5'7" x 5'5"

WC

### First Floor

Landing with Office/Treatment Area: 7'9" x 5'10"

Treatment Room 1: 9'5" x 7'3"

Treatment Room 2: 9' x 6'1"

Treatment Room 3: 9'2" x 5'10"

Understairs Cupboard: 4'9" x 4'7"

### Second Floor

Office / Storeroom 1: 12' x 11'6" max

Office / Storeroom 2: 12' x 8'3"

Total N.I.F.A. approx. 1,063 sq.ft. (98.75 sq.m)

### Externally

To the rear of the building is a small walled courtyard area approx. 7'5" x 5'5" with a further covered storeroom located off. There is no rear access to the property or courtyard.

## GUIDE PRICE

Freehold for Sale by Private Treaty

Guide Price - £235,000.

## TENURE

A new business lease may be available to be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

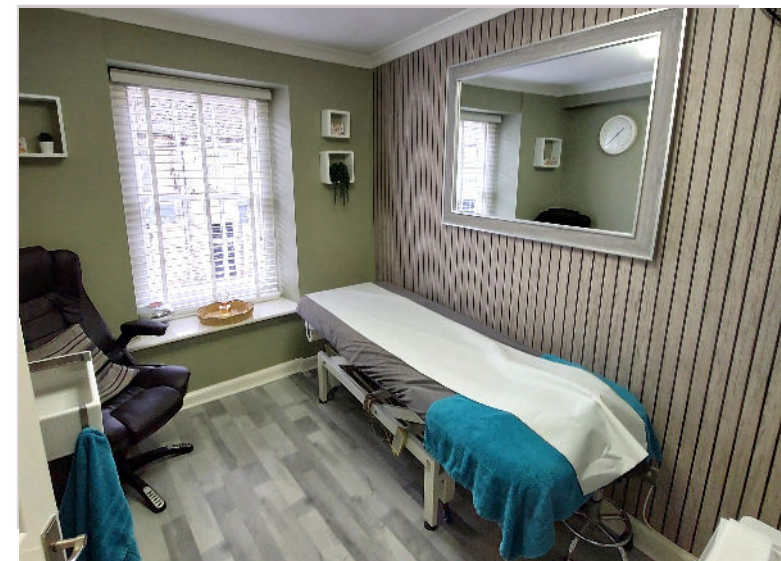
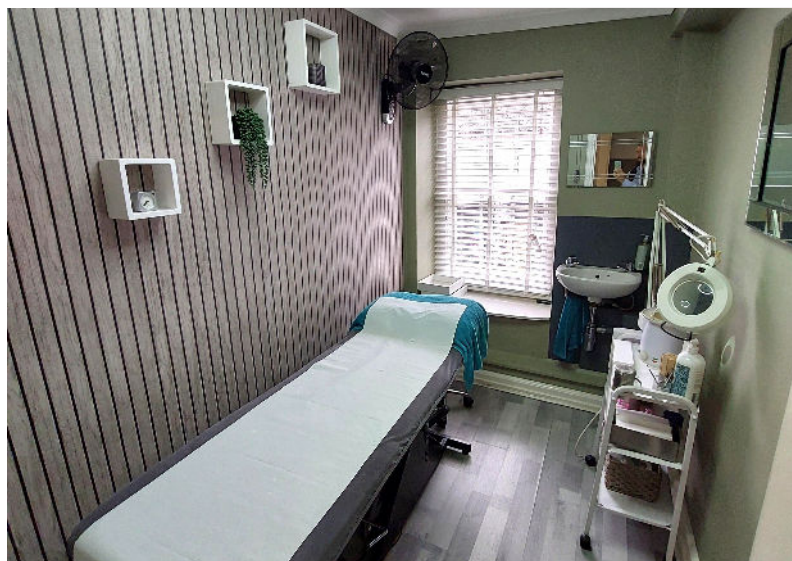
Rent - £17,500 per annum exclusive.

Deposit - A minimum 3 month deposit is required.

Repairs - Tenant responsible for internal repairs plus repair and upkeep of the shop front, signage and external woodwork. The Landlord is responsible for the structure.

Redecoration - The tenant is to redecorate the whole internally and the external woodwork in the last 3 months of the term.

Business Rates & Utilities - Tenant's responsibility & buildings insurance recharged by the Landlord.



## **VAT**

VAT is not payable.

## **BUSINESS RATES**

Rateable Value - £14,500.

## **LOCAL AUTHORITY**

West Oxfordshire District Council, Council Offices, Witney,  
OX28 1NB. Tel: 01993 861000.

## **ENERGY PERFORMANCE CERTIFICATE**

The property has an EPC rating of C.

## **ANTI MONEY-LAUNDERING CHECKS**

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



**marriotts**  
property llp

Faringdon  
9 Market Place  
Faringdon Oxon  
SN7 7HL

**T:** 01367 242422  
**E:** [property@marriotts.co.uk](mailto:property@marriotts.co.uk)  
**W:** [www.marriotts.co.uk](http://www.marriotts.co.uk)

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