



43A, High Street, Witney, Oxon,  
TO LET - £17,000 p.a.x.

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property llp

# 43A, High Street

## Witney, Oxfordshire, OX28 6HP

TO LET - £17,000 p.a.x.

### LOCATION

Strategically located on the A40, approximately 12 miles west of Oxford, Witney is an attractive market town offering good communications on both a local and national level. The town offers an extensive range of local and national retailers and is a popular destination for shoppers.

Prominently situated overlooking the public highway the premises are located approximately midway along the High Street and will be found between Oxford Garden Design / the entrance to Meadow Court and The Flower Shop, directly opposite Witney Sewing Centre.

### DESCRIPTION

With excellent return frontage and display windows onto the High Street the property comprises a main

retail area with changing rooms at rear, plus storeroom and WC off. The premises benefit from LED spot lighting, wood laminate style flooring and good natural light provided by windows to 3 sides of the property.

### ACCOMODATION

Retail Area: 35'2"max x 17'5" max

Storeroom: 11'1" x 4'6"

Toilet & Hand Wash:

Total N.I.F.A. approx. 585 sq.ft. (54.3 sq.m.)

### TENURE

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

### VAT

VAT is not payable

### INSURANCE

The Landlord insures the building and recharges the cost to the Tenant. The Tenant is responsible for their own contents insurance and the plate glass.

### BUSINESS RATES

Rateable Value: £16,250.00

### LOCAL AUTHORITY

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

### ENERGY PERFORMANCE RATING

The premises have an EPC rating of D.

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