



Office Suite High Street, Chipping Norton

£8,500 Per annum

A WELL MAINTAINED SELF CONTAINED SUITE OF FIRST FLOOR OFFICES IN THE TOWN CENTRE.
About 71.93sq m (774sq ft) NIA on new sublease

Office Suite 14 High Street Chipping Norton Oxfordshire OX7 5AD

**A WELL MAINTAINED SELF CONTAINED SUITE
OF FIRST FLOOR OFFICES IN THE TOWN
CENTRE. ABOUT 71.93SQ M (774SQ FT) NIA ON
NEW SUBLEASE**

- Self contained Office suite
- First floor position
- Well located in High Street
- Own separate access
- Area 71.93 sq m (774 sq ft) NIA
- Independent services
- New subletting by W H Smith
- Available now
- Rent £8500 pa

VIEWING Strictly by prior appointment through



Tel: 01608 644 344

CHIPPING NORTON

Is a picturesque, well known and thriving Market Town, serving a wide rural area of the Oxfordshire Cotswolds. It offers an extensive range of shops including High Street names, boutiques, bookshops and antique shops and, other facilities such as a Hospital and Medical Centre, a Theatre, Swimming Pool and Leisure Centre, Golf Course, and excellent Primary and Secondary Schools. It is conveniently situated, being within easy travelling distance of Banbury (13 miles with M40 link), Oxford (20 miles) and Stratford-upon-Avon (24 miles). Main line train services to London (Paddington) are available from either Charlbury or Kingham, or to London (Kings Cross) from Banbury.

The Offices at 14 High Street

The Offices are prominently situated along the High Street frontage, overlooking the Market Place where short term parking is usually available. It has traded in recent years as a public relations company, but is now vacant and suitable for a wide range of business uses. The offices are at first floor level over part of the head lessee's shop and access is by its own independent door and staircase direct from High Street. The premises include an open plan Reception area and Office overlooking the Market Place, plus two cellular offices, tea making area, and Staff toilets.

The Accommodation

Is in generally good decorative order, with an independent gas fired boiler and central heating system, with radiators in most rooms.

The glazed Entrance Door direct from High Street leads to a small Lobby with staircase rising to Landing and door connecting to the office areas as follows:-

Reception

The Reception area extends to about 5.30m x 3.00m from where doors connect to the individual WCs and a small tea making Kitchenette, as well as the two cellular Offices. A wide opening leads through to the front

Open Plan Office

About 6.50m x 3.00m widening to about 4.30m. This area has a wide frontage with three windows overlooking Market Place and a connecting door to

Front Cellular Office

About 4.20m x 4.30m with two windows overlooking Market Place and a built in Storage Cupboard.

Rear Cellular Office

About 3.65m x 4.25m including a small Cupboard containing the Baxi boiler providing the Central Heating.

Kitchenette

A small tea making facility with cupboards, work surface, and hot water heater

Gents WC

Entrance Lobby and Toilet with WC and wash hand basin. Window to rear

Ladies WC

Entrance Lobby and Toilet with WC and wash hand basin. Window to rear

GENERAL INFORMATION

The Letting

A new sublease is available on terms to be agreed, based on a guide rent of £8500 per annum. The letting will be excluded from the provisions of ss 24 -28 of the Landlord and Tenant act 1954, ie "outside the Act". The property is opted to VAT, which will therefore be payable on the rent. The tenant will also be liable for all outgoings arising on the premises. A Reservation fee of £500 will be required on the agreement of Heads of Terms, and a Rent Deposit will also be required.

Local Authority

West Oxfordshire District Council, Woodgreen, WITNEY, Oxon OX28 1NB (01993) 861000.

Planning and Use

The premises are within the Chipping Norton Town Centre Conservation Area, which itself falls within the Cotswolds Area of Outstanding Natural Beauty (AONB). We understand however that the building, of which the premises forms a part, is not a Listed Building. The premises have been used as offices for many years (formerly B1 Use Class, now Class E (g) (i) and no other uses will be permitted.

Outgoings

The tenant will be responsible for all Utilities and Business Rates outgoings on the property. The premises are currently assessed to Business Rates based on a Rateable Value of £7,000. Small Business Rates relief may be available from the Local Authority depending on tenant status.

Energy Performance Certificate

The current rating on the Register is assessed at E114

Viewing

Appointments to view and all questions regarding the letting should be addressed to the sole letting agents, Tayler and Fletcher, at our Chipping Norton office - tel 01608 644344