

established 200 years

Tayler & Fletcher



11 High Street, Chipping Norton OX7 5DL

£27,000 Per Annum

- Prime High Street Location
- Close to Free Parking
- Double Frontage
- Rear Access
- Landlords Contribution Negotiable
- New Lease
- Storage
- Flexible Use

taylerandfletcher.co.uk

11 High Street, Chipping Norton, Oxfordshire, OX7 5DL

CHIPPING NORTON

This picturesque and vibrant Market Town is renowned for its exceptional services, serving a vast rural area spanning both Oxfordshire and the Cotswolds. Its impressive array of shops encompasses both popular High Street brands and quaint boutiques, alongside bookshops and antique stores. Additionally, the town boasts several essential facilities, such as a hospital and medical center, a theatre, a swimming pool and leisure center, a golf course, and outstanding primary and secondary schools. Conveniently located, the town offers easy access to Banbury (just 13 miles away with M40 link), Oxford (20 miles), and Stratford-upon-Avon (24 miles). For those seeking to travel further afield, mainline train services to London (Paddington) are available from either Charlbury (approximately 6 miles) or Kingham (approximately 5 miles). Alternatively, train services to London (Kings Cross) can be accessed from Banbury.

RETAIL PREMISES

The Shop occupies a portion of the ground floor of the charming Grade II Listed property, known as 11 High Street, Chipping Norton. The property enjoys a prime location on the High Street frontage, offering splendid views of the bustling Market Place, where short-term parking is usually available. Although the space has previously been used as a TSB Bank, it is now available with vacant possession and is well-suited for a broad range of retail purposes.

The building features a delightful double fronted aspect onto High Street, boasting an impressive frontage of approximately 5.3 meters. The main shop area extends to approximately 53 square meters (578 square feet), with additional staff amenities, including two store rooms, a staff room, and separate male and female W/C's located beyond. The total Gross Internal Area of the space is approximately

966 square feet (90 square meters), offering ample room for a wide variety of retail activities.

NEW LEASE

The property is offered on a new lease at a rent of £27,000 per annum exclusive, on terms to be agreed.

LANDLORDS CONTRIBUTION

Landlords contribution to tenants works may be available subject to agreement.

SERVICES

Mains services of Water, Gas, Electricity and Drainage are understood to be connected.

BUSINESS RATES

The premises are currently assessed for Business Rates at a Rateable Value of £20,750 effective from April 2023.

REPAIRS

Internal repairing obligations with a fair and reasonable contribution to the cost of maintenance and repairs for the shared areas and freehold of the building.

LOCAL AUTHORITY

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

EPC

We understand that the property is exempt from requiring an EPC due to being Grade II Listed. It is believed that the minimum energy performance requirements that could be needed would unacceptably alter the building.

RESERVATION DEPOSIT

To secure the property, a reservation deposit of £1,200 shall be payable to the agent, which will be refunded promptly upon completion of the lease agreement.

