

established 200 years

# Taylor & Fletcher



**27 High Street, Chipping Norton OX7 5AD**

**£14,000 Per Annum Deposit**

*A DELIGHTFUL SMALL HIGH STREET SHOP WITH LOTS OF PERIOD CHARM AVAILABLE TO LET ON A NEW LEASE  
APPROXIMATELY 33.78sq. m (363 sq. ft) NET INTERNAL AREA.*

[taylorandfletcher.co.uk](http://taylorandfletcher.co.uk)



## LOCATION

Chipping Norton is a very attractive, well-known and thriving Market Town, serving a wide rural area of the Oxfordshire Cotswolds. It offers an extensive range of National and Independent Retailers, Bank and Professional Services, Community Hospital and Health Centre, Swimming Pool and Leisure Centre, Golf Course, Theatre, and excellent Primary and Secondary Schools. It is conveniently situated, being within easy travelling distance of Banbury (12.9 miles with M40 link), Oxford (19.7 miles), Witney (15.5 miles), and Stratford-upon-Avon (22vmiles). Main line train services to London (Paddington) are available from Charlbury (6.6 miles) and Kingham (5.3 miles). (All distances are approximate). The town is also within easy reach of Soho farmhouse.

## DESCRIPTION

The shop at 27 High Street is predominantly located in the High Street almost opposite The Blue Boar Inn. It is approached via a shared entrance lobby, the shop premises having lots of period charm, retained during a recent renovation. As well as the shop there is a cellar (access limited) and a further small area suitable as office or further sales, which could connect with the enclosed rear yard if that were included in the letting.

## ACCOMMODATION

The accommodation is presented in reasonable decorative order and has electric heaters covering some of the spaces. To the rear is a further lobby leading to a WC.

## THE SHOP

The shop has a frontage of approximately 3.0m with display window to the High Street, alcove areas, a winding stone staircase down to the cellar and a further sales area to the rear with window overlooking the outside yard. It extends to about 25.19 sq. m (270 sq. ft) net internal area and includes a small under stairs tea making area.

## THE LOBBY

The lobby leads on to the rear sales/office area with part glazed side door to the outside yard.

## REAR SALES/OFFICE

Rear sales/Office with side window to the yard and extends to approximately 5.63sq. m (60 sq. ft) Net Internal Area. Door to further small lobby leading to WC with toilet and wash hand basin.

## GENERAL INFORMATION

THE LETTING - The shops is available on a New Lease of an asking rent of £14,000 per annum, with the yard available in addition subject to separate negotiation. The letting will be excluded from Section 24-28 of the Landlord & Tenant Act 1954, re "Outside The Act". A reservation fee of £1200 will be required and payable on the agreement of "Heads Of Terms" and a rent deposit will also be required. References will be sought, other matters will be subject to negotiation.

## LOCAL AUTHORITY

West Oxfordshire District Council, Woodgreen, Witney, Oxfordshire OX28 6NB (Tel: 01993 861000) [www.westoxon.gov.uk](http://www.westoxon.gov.uk)

## PLANNING USE

The existing use is Retail (formerly A1 now Class E a) Shop. Other uses will expressly be prohibited.

## OUTGOINGS

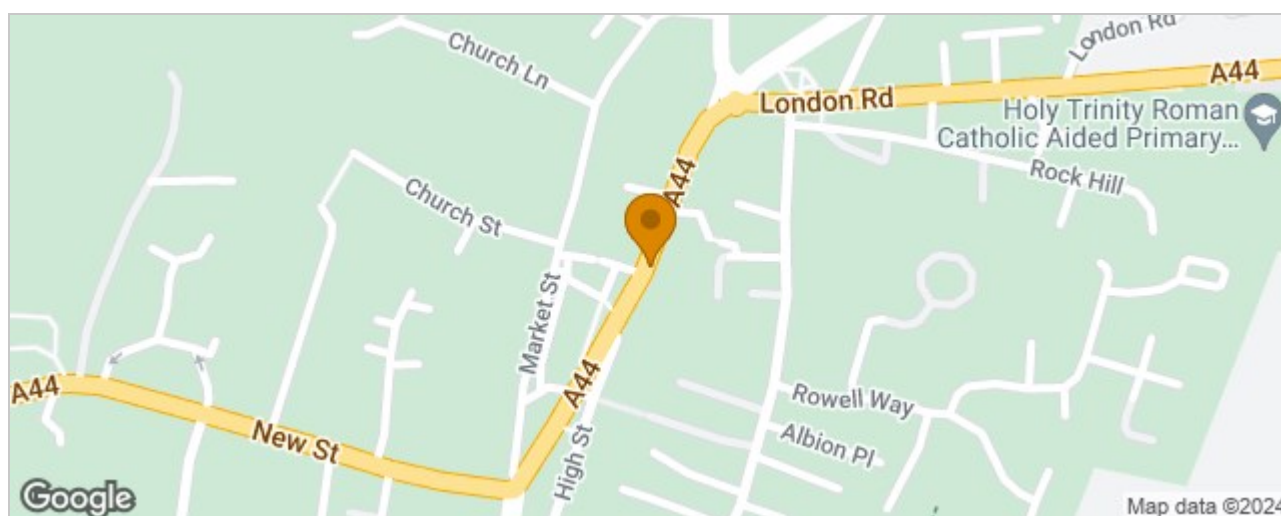
The tenant will be responsible for for all outgoing arising on the premises. The current assessment for Business Rates is based on a Rateable Value of £8,500, so many potential tenants may be exempt from payment depending on status.

## EPC

Band D93

## VIEWING

Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.