

established 200 years

# Tayler & Fletcher



11 High Street  
Chipping Norton, OX7 5DL  
**£34,000 Per Annum**





## 11 High Street

### Chipping Norton, OX7 5DL

*Double fronted retail premises in prominent position on Chipping Norton High Street.*

- *Prime High Street Location*
- *Flexible Use*
- *Double Frontage*

- *Landlord's Contribution Negotiable*
- *New Lease*
- *Large Retail Space*

### 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. Chipping Norton is a highly sought-after location, capturing an affluent demographic, thanks to its proximity to exclusive country clubs, such as Soho Farmhouse and the farm shop at Daylesford, and Diddly Squat Farm. These associations have contributed significantly to the demand for property in the area, with Chipping Norton now renowned for its strong real estate market and increasing reputation as a haven for "foodies." The town's picturesque countryside, rich historical architecture, and lively community offer an exceptional combination of rural charm and urban sophistication.

In addition, the town boasts several essential facilities, including good primary and secondary schools. Chipping Norton's convenient location provides easy access to Oxford and Stratford-upon-Avon, with mainline train services to London available from Charlbury or Kingham.

### 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 the High Street, boasting an impressive frontage of approximately 5.5 meters. There are two additional access points from the alley along the side of the building. The total Net Internal Area for the unit is 1,147 sq ft (106.5 sq m). There are two WC's at the rear of the property.

### NEW LEASE

The property is offered on a new lease at a rent of £34,000 per annum exclusive, on terms to be agreed.

### LANDLORDS CONTRIBUTION

Landlord's 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.

### VIEWINGS

By prior approval from the agent, Tayler and Fletcher Stow on the Wold office.

Robert Holley or Oliver Evans:-

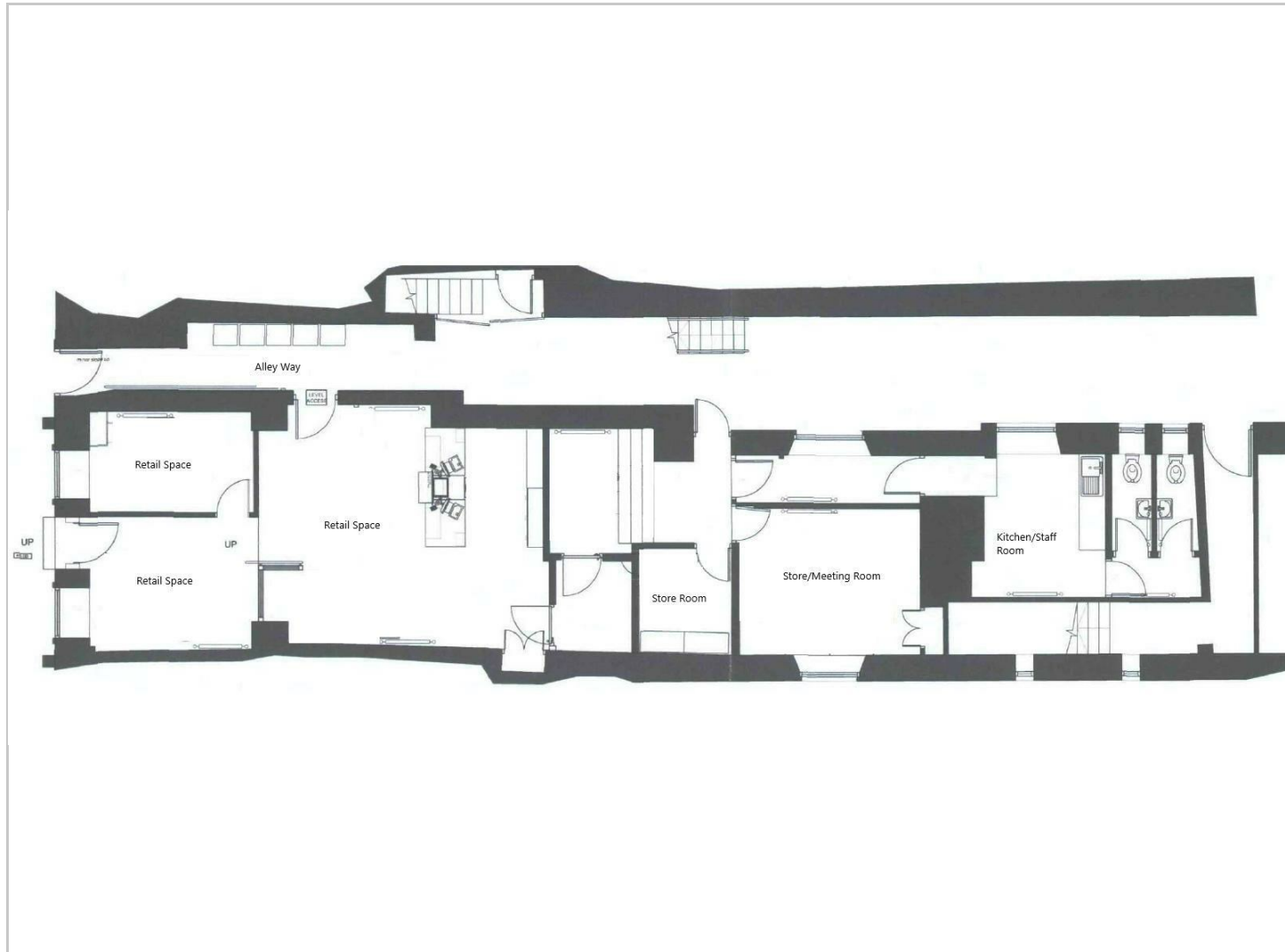
Tel 01451 830383

[robert.holley@taylerandfletcher.co.uk](mailto:robert.holley@taylerandfletcher.co.uk)

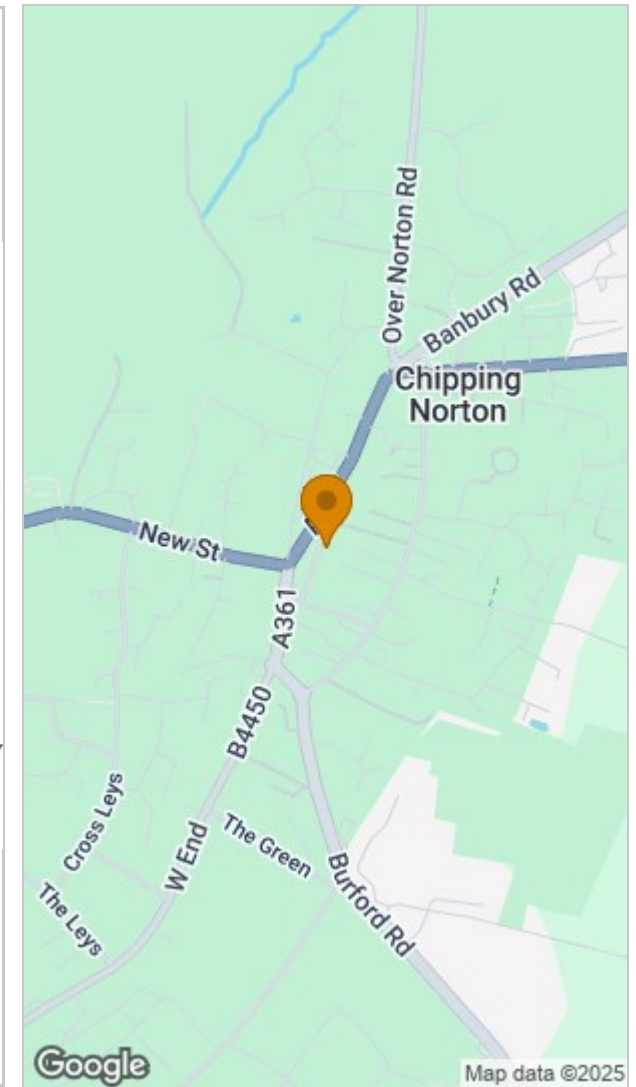
[oliver.evans@taylerandfletcher.co.uk](mailto:oliver.evans@taylerandfletcher.co.uk)



## Indicative Floor Plan



## Area Map



## Viewing

Please contact our Stow-on-the-Wold Lettings Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.