

established 200 years

# Taylor & Fletcher



17 Market Place, Chipping Norton OX7 5NA

**£19,500 Per Annum**

*A LARGE OPEN PLAN COMMERCIAL UNIT IN THE CENTRE OF CHIPPING NORTON*

**Deposit**

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

## **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 a combination of rural charm and urban sophistication.

## **17 MARKET PLACE**

Is an individual period residential and retail mixed use property located in the centre of the Market Place of this busy Cotswolds town.

## **ACCOMMODATION**

The Unit, has a frontage of about 5.80 metres widening slightly to the rear, and a Net Internal Area of about 53.45 sq m (575 sq ft) or 44.12 sq m (475 sq ft) ITZA. The Shop has useful display windows to the front and a skylight to the rear provides additional natural daylight. It has electric radiators. To the rear is a Lobby with stairs down to a shared Toilet and Tea Making are level. area at Lower Ground Floor.

## **NEW LEASE**

The property is offered on a new lease at a rent of £19,750 per annum exclusive, on terms to be agreed.

## **SERVICES**

Mains services of Water, Electricity, and Drainage are all understood to be connected to the property. Water and electricity are sub metered.

## **OUTGOINGS**

The Shop is assessed to Business Rates with the Rateable Value currently being assessed at £19,250, the Shop Tenant paying any business rates due.

## **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.

## **ENERGY PERFORMANCE CERTIFICATES**

The Shop is assessed as a non domestic property - rating is Band C65

## **VIEWING**

Strictly please by prior appointment only through the agents Chipping Norton office tel (01608) 644344

## **LOCAL AUTHORITY**

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

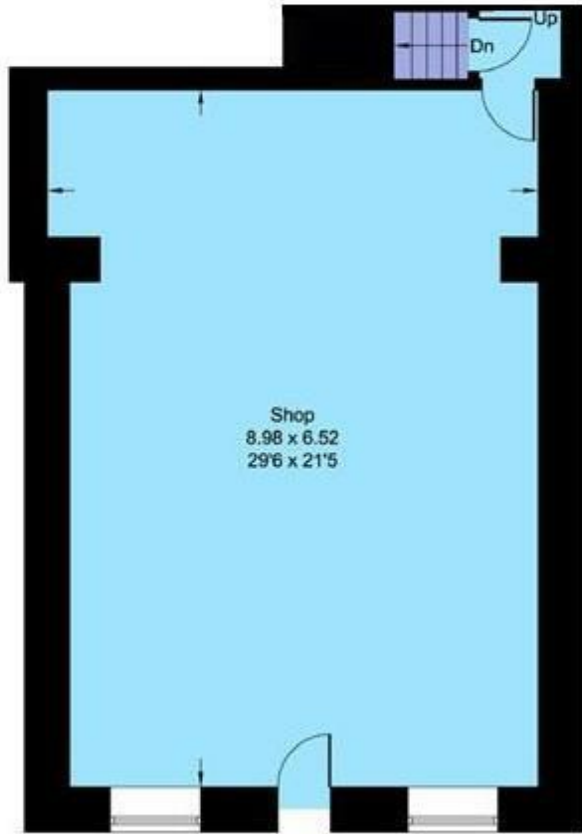
## **RESERVATION DEPOSIT**

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.

## Floor Plan



**Lower Ground Floor**



**Ground Floor**

## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92 plus) <b>A</b>                                 |          |                         |           |
| (81-91) <b>B</b>                                   |          |                         |           |
| (69-80) <b>C</b>                                   |          |                         |           |
| (55-68) <b>D</b>                                   |          |                         |           |
| (39-54) <b>E</b>                                   |          |                         |           |
| (21-38) <b>F</b>                                   |          |                         |           |
| (1-20) <b>G</b>                                    | <b>1</b> | <b>1</b>                |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England &amp; Wales</b>                         |          | EU Directive 2002/91/EC |           |

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