

established 200 years

Tayler & Fletcher



17 Market Place, Chipping Norton OX7 5NA

£20,000 Per Annum

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

taylerandfletcher.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. It's 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, Daylesford, and Diddly Squat Farm Shop. 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

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 approximately 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 area at the Lower Ground Floor.

NEW SUBLEASE

The property is offered on a new sublease at a rent of £20,000 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 by prior appointment only, and can be arranged by contacting either Robert Holley or Oliver Evans on:-

robert.holley@taylorandfletcher.co.uk or
oliver.evans@taylorandfletcher.co.uk

LOCAL AUTHORITY

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

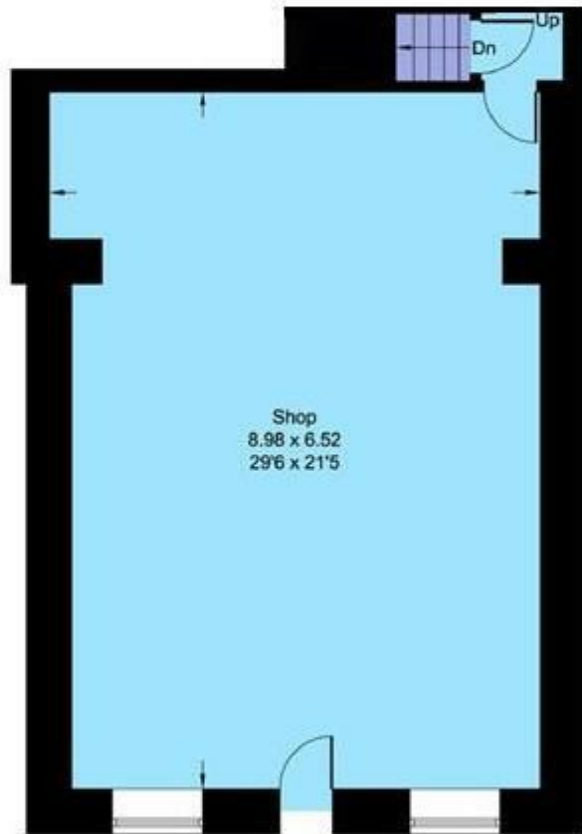
RESERVATION DEPOSIT

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

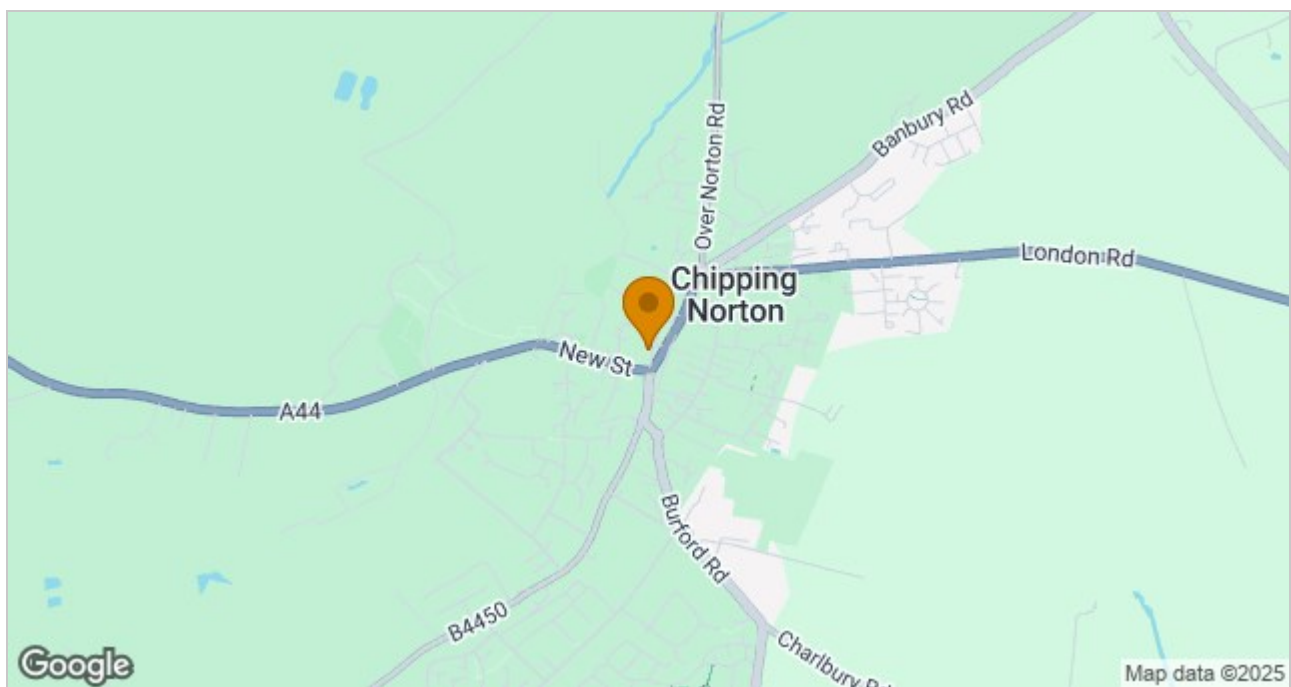


Lower Ground Floor



Ground Floor

Area Map



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.