

established 200 years

Tayler & Fletcher



Ground Floor of 7 Horsefair, Chipping Norton, OX7 5AL

An attractive, refurbished, ground floor retail premises offering 500 sq ft of accommodation, close to the High Street.

£18,000 Per Annum

taylerandfletcher.co.uk

LOCATION

Chipping Norton is a picturesque, well known and thriving Market Town, serving a wide rural area of the Oxfordshire Cotswolds. It offers an extensive range of shops including a number of National High Street stores, boutiques, bookshops and antique shops. There is also the recent addition of "The Living Room", a boutique cinema which has recently opened. Other facilities include a Hospital and Medical Centre, a Theatre, Swimming Pool and Leisure Centre, Golf Course and excellent Primary and Secondary Schools.

DESCRIPTION

A fantastic opportunity to lease a recently refurbished retail unit, within close proximity to the high street, offering approximately 500 sq ft of accommodation. The property benefits from an attractive bay window frontage and includes a sizeable entrance hall, kitchenette and separate W.C. The retail space boasts a large inglenook fireplace, parquet flooring and traditional exposed wooden beams.

USE

We understand the property is Grade II Listed and within the Chipping Norton Conservation Area. The property has Class E planning use, suitable for a variety of uses except food preparation.

THE LETTING

The property is available to let on a new lease for a term of years to be agreed.

OUTGOINGS

The tenant will be responsible for all costs arising on the premises, including but not limited to all utilities, broadband and business rates.

EPC

The property has an EPC Rating of B-36, expiring 27 February 2036.

BUSINESS RATES

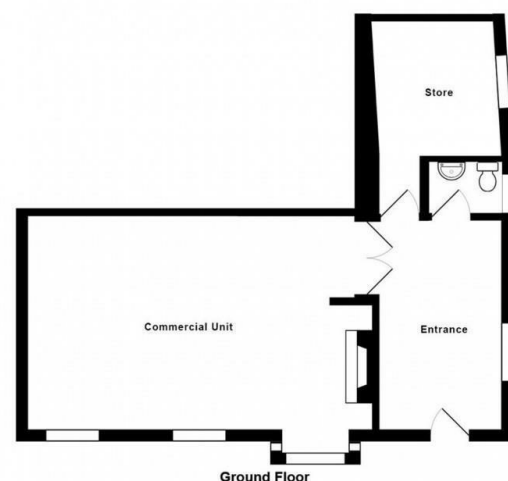
The current Rateable Value (1st April 2026 to present) is £12,250.

SERVICES

We understand that the property benefits from mains Water, Sewerage, and Electricity. We have not tested any of these services.

RESERVATION FEE

For a new lease, a reservation fee of £1,200 (inc. VAT) will be required and payable on the agreement of "Heads Of Terms", this will be returned on completion. If the tenant does not complete the lease, this may be held by the landlord to cover abortive costs.



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.