established 200 years

Tayler & Fletcher









Vine House, 2 Lower High Street, Burford OX18 4RR

£20,000 Per Annum

Available from January 2027 for the first time in over 20 years, a well maintained, two storey detached commercial property situated on Burford High Street, with the addition of parking and advertising board available by further negotiation.

Deposit

LOCATION
Burford is a picturesque Cotswold town with its world famous High Street running down the hill to the bridge over the River Windrush. It consists mainly of period properties with many 17th & 18th century frontages providing a wide range of independent retail outlets, restaurants and hotels, including 'The Bull' serving a well developed tourist trade as well as a high end local market.

The town is ideally situated on the A40, offering direct road links to Oxford and Cheltenham (both approximately 20 miles), as well as links to Banbury (M40 J11 circa 24 miles) and neighbouring Cotswold towns such as Stow-on-the-Wold, Bourton on the Water and Cirencester. Mainline railway stations at Charlbury and Kingham (both approximately 9 miles) also provide mainline rail connections to Oxford and London (Paddington).

DESCRIPTION
Vine House is a well maintained, detached stone property set within a desirable position adjacent to the Windrush bridge, at the bottom of Burford High Street.

Offered to the market for the first time in over twenty years, the property offers a rare opportunity to let a High Street property with the option of both parking for at least three vehicles and an advertising board in a highly desirable location at the beginning of the high street.

ACCOMMODATION
Internally the property comprises an open plan, ground floor office space of approximately 405 sq ft, stairs to the first floor lead to a kitchennette, WC, store room circa 88 sq ft, and office space 223 sq ft.

Externally, parking is available via separate negotiation for at least three vehicles.

USE
We understand the property to benefit from planning use class E. Prospective applicants must undertake their own inquiries to ensure the use class is suitable for their intended occupation.

THE LETTING
A new, full repairing and insuring lease available for a term of years to be agreed. The lease will be contracted out of sections 24-28 Landlord & Tenant Act 1954.

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

A service charge to cover communal costs will also be applied, payable quarterly. Further information available on request.

BUSINESS RATES
The rateable value effective from 1st April 2026 is currently £17,750.

Prospective tenants must undertake their own enquirers to assess both the figure payable and any reliefs they may benefit from.

LOCAL AUTHORITY
West Oxfordshire District Council, Woodgreen, Witney, Oxfordshire OX28 6NB (Tel: 01993 861000) www.westoxon.gov.uk.

EPC
The property has an EPC rating of C - 60, and is valid until 2036.

AVAILABILITY
The property will be available to let from the 1st January 2027.

RESERVATION FEE
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.

The property will only be shown as 'Let Agreed' once heads of terms have been agreed by both parties and the reservation fee has been paid.

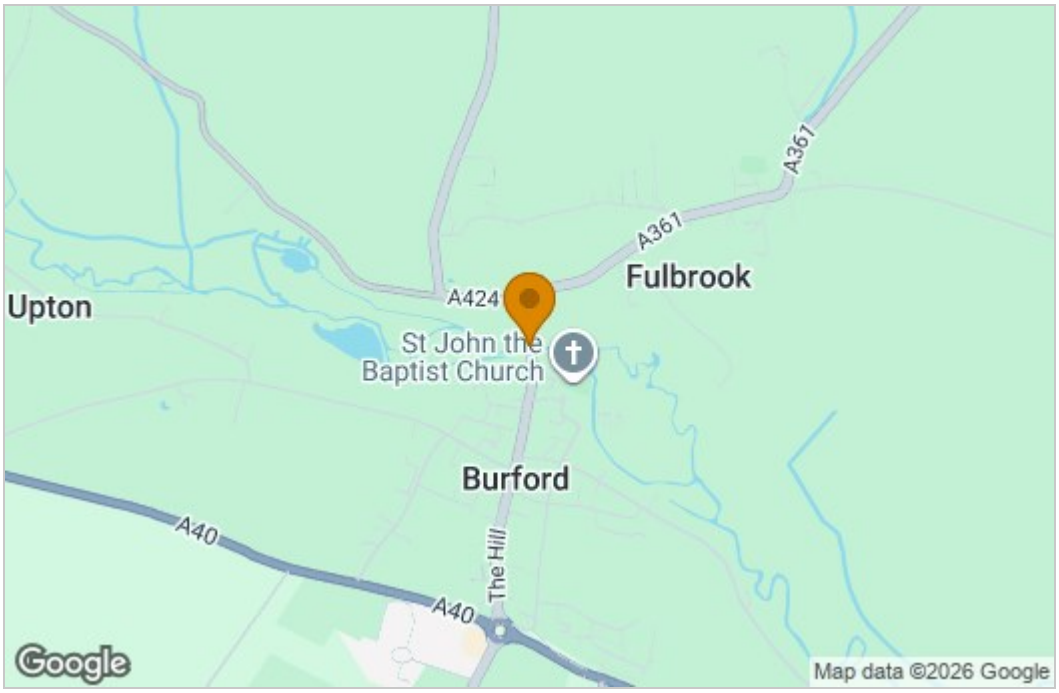
RENT DEPOSIT
A rent deposit of a minimum of three months rent will be payable on completion of the lease.

VIEWINGS
Strictly by prior appointment only, and can be arranged by contacting the Burford office on 01993 220579 or by emailing
Oliver Evans, Commercial Dept on oliver.evans@taylerandfletcher.co.uk
Caroline August, Burford Office on caroline.august@taylerandfletcher.co.uk.

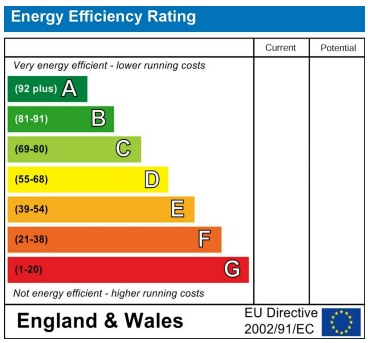
AGENTS NOTE
The property will be managed by Tayler & Fletcher.

Floor Plan

Area Map



Energy Efficiency Graph



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