

established 200 years

# Taylor & Fletcher



**5 Middle Row, Chipping Norton, OX7 5NH**

*A beautifully presented ground floor premises situated in the heart of Chipping Norton.*

**£9,000 Per Annum**

[taylorandfletcher.co.uk](http://taylorandfletcher.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, independent boutiques, bookshops and antique shops as well as a number of coffee shops and eateries. There is also the recent addition of "The Living Room", a boutique cinema which has recently opened, in addition to close proximity to Daylesford Organic and Soho Farmhouse. Other facilities include a Hospital and Medical Centre, a Theatre, Swimming Pool and Leisure Centre, Golf Course and excellent Primary and Secondary Schools.

## DESCRIPTION

5 Middle Row is an attractive and beautifully renovated ground floor premises, currently operating as a cafe premises for the last five years, forming part of a three storey Cotswold stone building. It is situated in the heart of Chipping Norton and overlooks the pedestrianised lane known as 'Middle Row' which runs parallel to, and is visible from, the High Street with neighboring businesses including a gallery, clothes shop and Italian restaurant.

## ACCOMODATION

The property comprises a ground floor cafe premises of circa 210 sq ft, a WC and basin, and a useable basement store of circa 86 sq ft.

## USE

We understand the premises to be Class E.

## THE LETTING

The premises are available to let on either a lease or license basis.

## 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

Pending

## BUSINESS RATES

The current rateable value is £4,150 valid until 31st March 2026. The rateable value from the 1st April 2026 will be £4,400. We understand the property benefits from small business rates relief.

## LOCAL AUTHORITY

West Oxfordshire District Council, Woodgreen, Witney, Oxfordshire OX28 6NB (Tel: 01993 861000) [www.westoxon.gov.uk](http://www.westoxon.gov.uk).

## RESERVATION/ ARRANGEMENT 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.

For a new license a non-refundable arrangement fee of £240 (inc. VAT) will be required and payable on offer acceptance to cover the costs of documentation in setting up the license.

## RENT DEPOSIT

A rent deposit will be required equal to three months rent.

## VIEWINGS

Viewings are strictly by prior appointment only via the Sole Agents, Tayler and Fletcher and can be arranged by contacting Oliver Evans on 01451 830383 or by email [oliver.evans@taylerandfletcher.co.uk](mailto:oliver.evans@taylerandfletcher.co.uk).

## AGENTS NOTE

Prospective tenants are advised that the tenant of the apartment above the property have access through the ground floor to access the apartment.



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.