

established 200 years

# Tayler & Fletcher



First Floor Premises, 112 High Street, Burford OX18 4QJ

**£15,000 Per Annum**

*Sizable first floor premises to let within an historic building situated on Burford High Street.*

**Deposit**

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

## LOCATION

BURFORD is an iconic 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 individual retail outlets, restaurants and hotels 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 about 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

The offices occupy the first floor of a historic Grade II\* listed building, situated at the centre of the High Street, offering panoramic views across the town. The premises benefit from a separate access from the ground floor which is situated at the entrance to George Yard. The property briefly comprises a substantial panelled room with fireplace to the front of the building, followed by two further office rooms. Additionally there is a kitchenette, and cloakroom with WC and basin.

## NET INTERNAL AREA

The premises has a total Net Internal Area (NIA) of 770 square foot (71 square meters) across the three main office rooms.

## RENT

We are quoting a figure of £15,000 per annum (£1,250 per month).

## LEASE

A new internal repairing and insuring lease is available for a term of years to be agreed.

## SERVICE CHARGE

There will be a service charge contribution of £1,000 per annum towards external repairs and maintenance of the property.

## USE CLASS

The accommodation can be used for a variety of purposes now it falls under Class E.

## SERVICES

We understand mains electric, water and drainage are connected to the property. We have not tested any of the service installations.

## BUSINESS RATES

The offices have a rateable value of £15,500 from 1st April 2023.

## EPC

An EPC has been commissioned.

## LOCAL AUTHORITY

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

## RESERVATION DEPOSIT

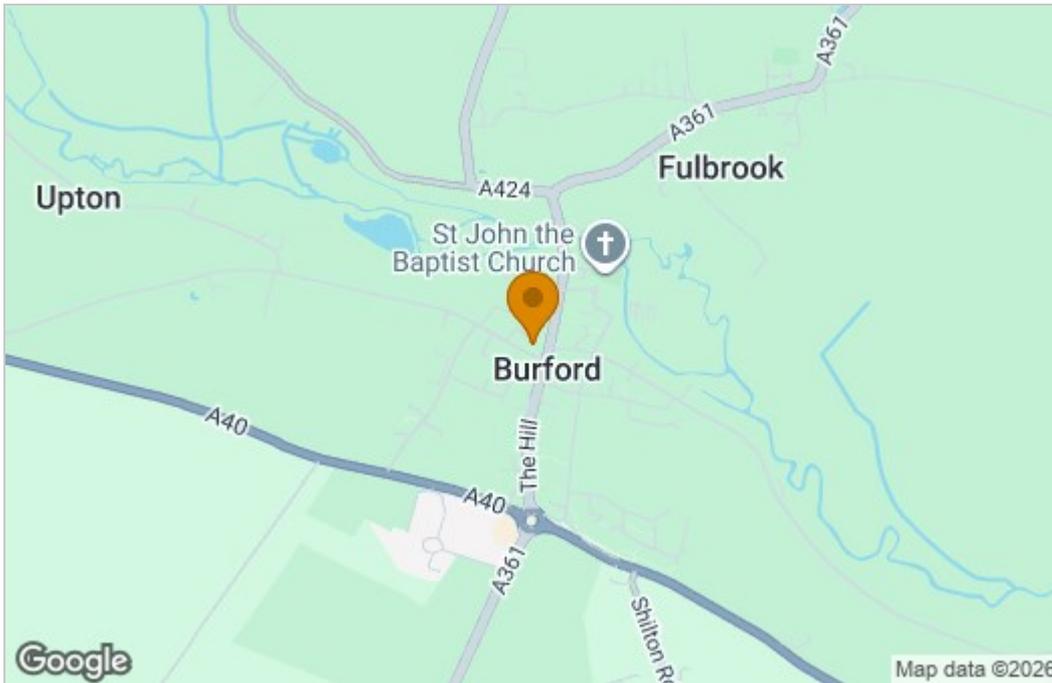
To secure the property, a reservation deposit of £1,200 shall be payable to the agent, which will be refunded promptly upon completion of the lease agreement.

## VIEWINGS

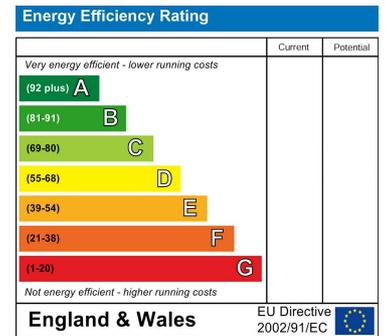
Strictly by prior appointment only, and can be arranged by contacting either Robert Holley or Oliver Evans on:-  
robert.holley@taylorandfletcher.co.uk or  
oliver.evans@taylorandfletcher.co.uk

# Floor Plan

## Area Map



## Energy Efficiency Graph



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