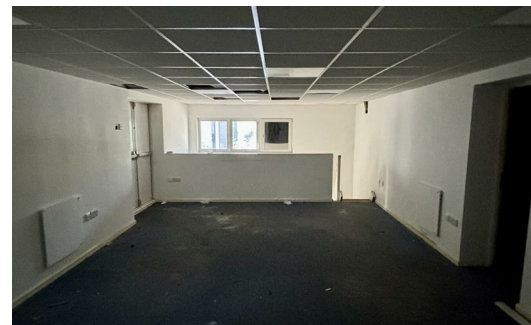


established 200 years

Tayler & Fletcher



2-4 Market Square, Witney OX28 6AA

£13,125 Per Annum

A rare opportunity to lease a flexible industrial unit, offering up to 1,600 sq ft of accommodation to the rear of Witney High Street.

taylerandfletcher.co.uk

LOCATION

The workshop is situated close to the heart of Witney, an historic market town in West Oxfordshire, on the periphery of the Cotswolds National Landscape. Famous since the middle ages for its woollen blankets, Witney is now a thriving town with excellent local amenities and facilities making it both an attractive residential and commercial centre with a wide selection of shops including Waitrose, Marks & Spencer and Sainsburys as well as a strong retail scene of stores including Next, Crew Clothing, Fatface and White Stuff. There is also a variety of coffee shops and eateries. Witney is well placed for several local attractions including, Blenheim Palace, The Farmers Dog pub, The Cotswold Wildlife Park and the city of Oxford. There are main line rail services to London Paddington (80 minutes) at Long Hanborough (5 miles), Charlbury (9 miles) and Oxford Parkway (12 miles) and a comprehensive local bus network.

DESCRIPTION

This property is a rare chance to let a flexible industrial unit of about 1,600 sq ft, located just a few metres from Witney High Street.

The building is split into two main sections. There is an entrance reception area, a ground-floor workshop (361 sq ft), and a first-floor mezzanine office (342 sq ft) on one side. On the other side, there is a storage area with a roller shutter door (552 sq ft) and an additional mezzanine (336 sq ft).

Outside, there is a secure, gated concrete yard that includes two shipping containers, which are part of the letting. Parking is also included for several vehicles.

USE

We understand the current use to be class B8. Prospective purchasers are advised to consult with the local authority to confirm this.

RENT

We are quoting a rent of £13,125 pa (£1,094pcm).

RESERVATION FEE

The prospective Lessee will pay the agents a reservation deposit of £1,200 (inc. VAT) which will be returned upon completion. If the proposed lessee withdraws for any reason the deposit will be retained by the Agents to cover administrative expenses.

DEPOSIT

A deposit of 6 months rent will be payable on completion of the lease.

SERVICES

The property has single phase electricity supply, but we don't believe there is a water and drainage supply connected.

EPC

The property has an EPC rating of D - 93, and is valid until 23rd September 2031.

BUSINESS RATES

We understand the premises are not currently registered for Business Rates.

OUTGOINGS

The tenant will be responsible for all costs arising on the premises, including but not limited to all utilities, broadband and any business rates that arise. We understand the property will be let on a fully repairing and insuring lease.

LOCAL AUTHORITY

West Oxfordshire District Council, Witney, OX28 1NB; Tel: 01993 861000; www.westoxon.gov.uk.

DIRECTIONS

Heading into Witney on the A40, from the direction of Burford, take the A415/Ducklington Lane exit from A40 Follow Ducklington Ln/A415 and Welch Way. Going past the Marriotts Walk shopping centre on your left, turn right immediately after the Nuffield Medical Centre, leading to a car park and onto the unit straight ahead.

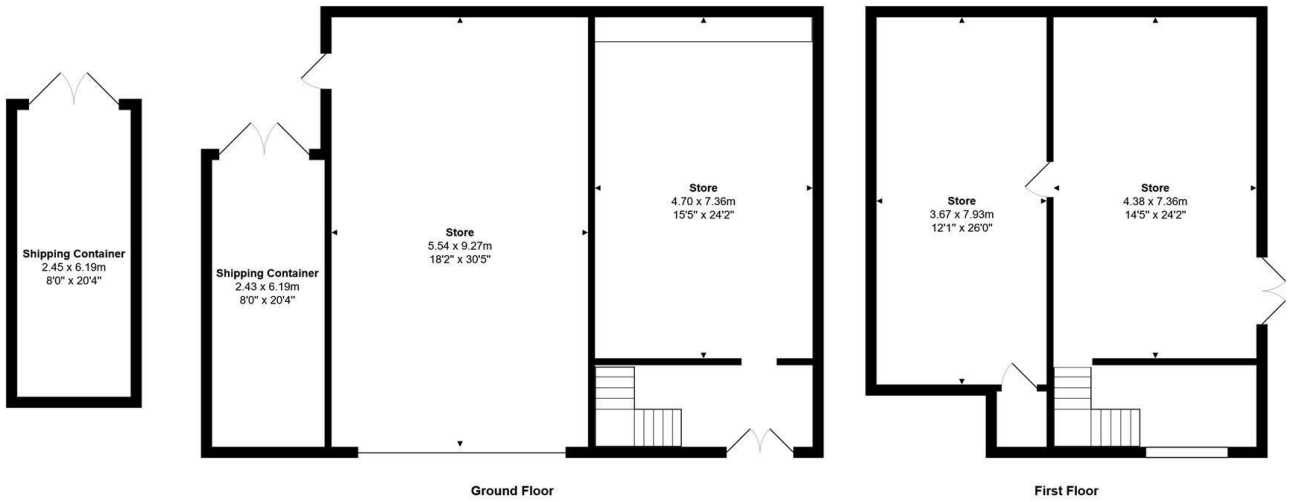
WHAT3WORDS

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VIEWINGS

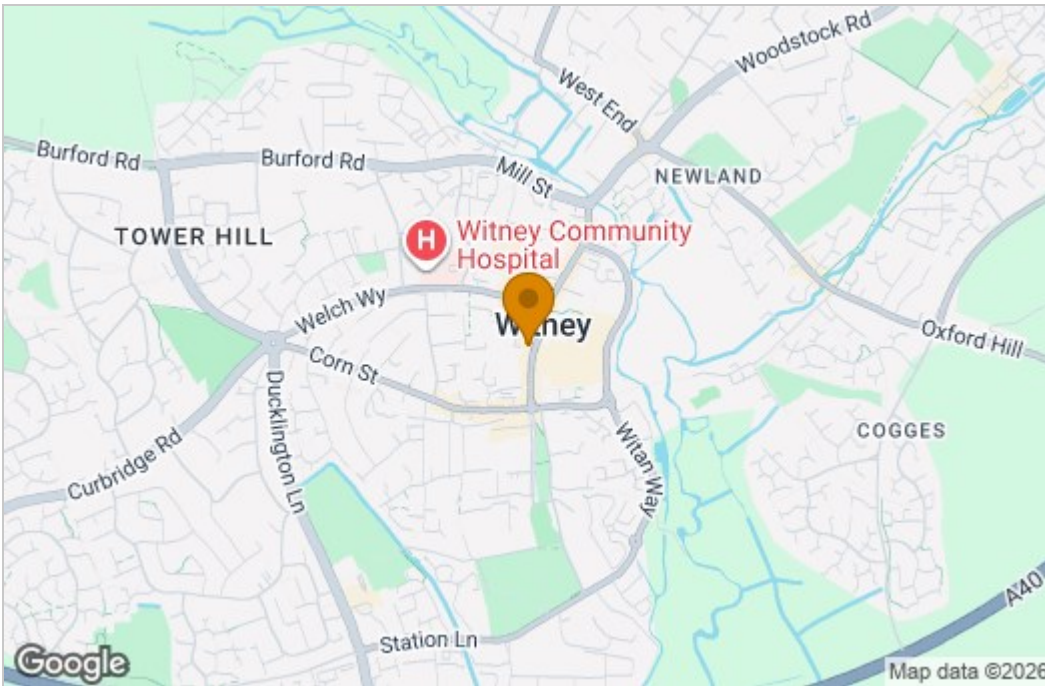
Viewings are to be conducted by prior appointment only with the sole agents Tayler and Fletcher, by contacting Oliver Evans on oliver.evans@taylorandfletcher.co.uk or by calling 01451 830383.

Floor Plan



Total Area: 168.9 m² ... 1818 ft² (excluding shipping containers)
All measurements are approximate and for display purposes only.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.