

Shop To Let

Witney
Unit 5, Welch Way

Location

Witney is a very attractive market town 14 miles west of Oxford and 60 miles north west of London.

Other towns nearby include Cirencester 26 miles to the north west, Swindon 19 miles to the south west and Cheltenham 30 miles to the north west.

The property occupies a prime location on Welch Way close to the High Street in the centre of Witney, which comprises of a mixture of high quality national retailers including Greggs, Card Factory, The Works, Natwest and Halifax. It is also a short walk to Marriotts Walk Shopping Centre anchored by Marks and Spencer.

An extract from the street plan is attached upon which the property has been highlighted.

Accommodation

The property is arranged over ground floor, comprising the following approximate net internal floor area:

Ground Floor:	1,248 sq ft	115.9 sq m
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Rent

Quoting £35,000 per annum exclusive.

Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement, subject to upward only rent reviews every fifth year.



Rates

We have been verbally advised that the premises is assessed as follows:

Rateable Value:	£21,000
UBR (2024/25):	0.499
Rates Payable:	£10,479

Interested parties are advised to make their own enquiries with the Local Authorities.

Legal Costs

Each party is to be responsible for their own legal costs incurred during the transaction.

EPC Rating

An EPC has been commissioned and a copy can be provided upon request.

Viewing

All viewings are strictly by prior appointment. Subject to contract.
For further information or arrangements to inspect please contact:

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