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SHOP TO LET – NEW LEASE

APPROX. 762 SQ. FT. (70.99M²) PLUS STORAGE & FIRST FLOOR

**17A CORN STREET
WITNEY
OXON OX28 6DB**



RENT £16,500 PER ANNUM EXCLUSIVE

LOCATION The property is situated on the south side of Corn Street, some 150 yards (137m) from its junction with Market Square. Witney is a thriving market town, situated approx. 12 miles west of Oxford on the main A40 trunk road, having a population of approx. 23,500. The catchment area that looks towards Witney as a centre is in the order of 100,000.

DESCRIPTION The property comprises a three storey terraced property, having shop at ground floor and office/storage over. The second floor storage is being retained by the landlord. It is constructed of stonework under a pitched roof of slates.

Ground Floor Main Shop internal frontage approx 21'3" (6.47m), narrowing to approx 13'10" (4.24m). Gross depth approx 48'6" (14.81m). Small office at the rear. Approx 762 sq ft (70.99m²)
Rear Store 18'3" x 12'3" (5.57m x 3.75m) approx 221 sq ft (20.53m²)

First Floor Store approx 18'11" max x 45'0" max (5.79m x 13.72m) approx 758 sq ft (70.41m²). Kitchenette. Toilet Compartment.

Second Floor Attic Storage retained by the landlord.

Outside Fire escape and bin storage with access from the passageway at the side of the property.

LEASE A 9 year lease, excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954, with upward only rent reviews at 3 yearly intervals. The Landlord will retain the repairing obligation for the main walls, roof, foundations and drains. The Tenant will repair and maintain the interior of the ground and first floors of the property, including the staircase giving access to the first floor, together with the maintenance and decoration of the exterior of the ground floor shop front and the other external windows to the ground and first floors. The Landlord will insure the property with the tenant paying the apportioned buildings insurance premium.

RENT £16,500 per annum exclusive, payable quarterly in advance by Bankers Standing Order.

OUTGOINGS The website of the Valuation Office Agency states the Rateable Value is £16,000. The rate in the pound for 2011/12 is £0.432. Enquiries to the Treasurer's Department of West Oxfordshire District Council on (01993) 861070.

VAT The figures quoted are exclusive of any VAT.

LEGAL COSTS The Tenant to make a contribution of £600 plus VAT towards the Landlord's legal costs in the preparation of the Lease.

EPC The Commercial Energy Performance Certificate is available.

PROPERTY MISDESCRIPTIONS ACT 1991

1. Every care has been taken in preparing these particulars, so as to give a fair overall view of the property, but they do not constitute any part of either an offer or contract. No responsibility is taken for any error, omission or misstatement, whether in these particulars, during negotiations or otherwise. Purchasers must satisfy themselves as to the correctness of all statements.
2. Any measurements or areas referred to are given as a guide only and are not precise. No liability can be accepted for any errors arising therefrom.
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