

# WILSONS COMMERCIAL

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Our Ref:

Your Ref:

## **SUBSTANTIAL PERIOD SHOP WITH UPPER FLOORS** **+ LAND TO THE REAR WITH DEVELOPMENT POTENTIAL** **(SUBJECT TO PLANNING CONSENT AND RANSOM STRIP)**

### **FOR SALE £850,000 FREEHOLD**

**IN ALL APPROX 0.186 ACRES (0.075 HECTARES)**

#### **SHOP**

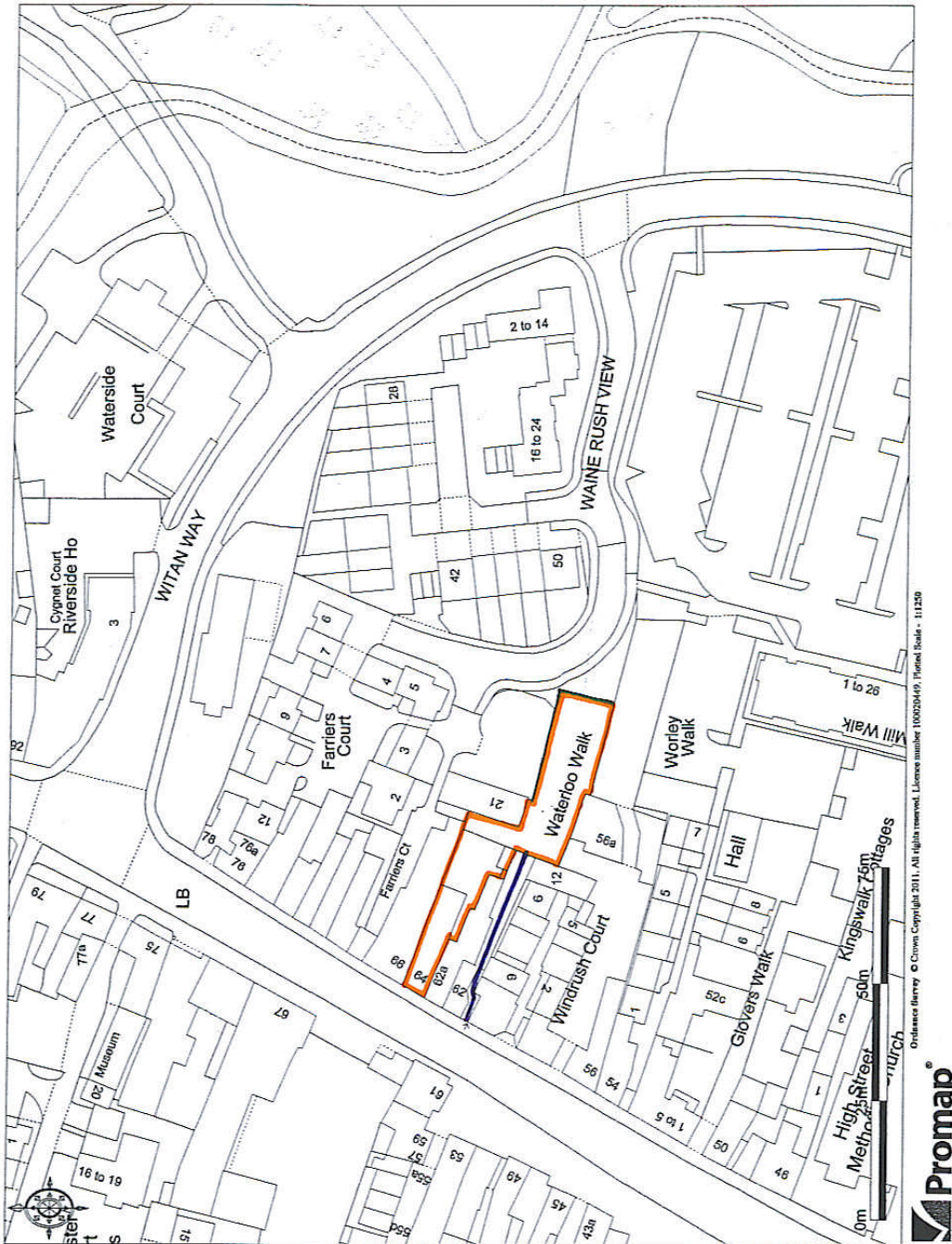
**GROUND FLOOR APPROX 1,093 SQ FT (101.53M<sup>2</sup>)**  
**FIRST FLOOR APPROX 1,039 SQ FT (96.51M<sup>2</sup>)**  
**SECOND FLOOR APPROX 245 SQ FT (22.76M<sup>2</sup>)**

**64 HIGH STREET**  
**WITNEY**  
**OXON, OX28 6HJ**



**MARK G. BAKER M.R.I.C.S.**  
**Chartered Surveyor**

IMPORTANT: Every care has been taken in preparing these brief particulars, but they do not constitute any part of either an offer or contract. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. The details should be verified on a visit to the property and these particulars do not replace the need for a full survey and other appropriate enquiries. Neither Wilsons Commercial nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



**LOCATION**

The property is situated towards the northern end of the centre of Witney, being situated on the eastern side of High Street. 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 approaching 100,000. The Marriotts Walk retail centre is nearby and there is free public car parking in two sites.

**DESCRIPTION**

A terraced shop unit, which is a Grade II Listed Building and situated within the Conservation Area is built on three floors and constructed of solid natural stonework, under a pitched roof of cotswold slates. There is an area of potential development land to the rear, but which has no planning consent and will be subject to a ransom strip payment to an adjoining owner, if access to Wainey Rush View is required.

## **ACCOMMODATION**

### **Ground Floor**

Main Shop Frontage approx 18' 4" (5.58m). Depth approx 47' 2" (14.38m)



Rear Shop & Office Approx 15' 11" x 26' 1" (4.86m x 7.97m)



## **First Floor**

Retail Area overall size approx. 18' 6" x 47' 2" (5.64m x 14.38m) split level



Rear Store & toilets

## **Second Floor**

Office, approx. 10' 2" x 16' 0" (3.09m x 4.87m)

## **Outside**

There is a small patio area to the rear.

## **Summary**

<b><u>Ground Floor</u></b>	<b>Main Shop Sales</b>		
	Front	705 sq ft	(55.49m <sup>2</sup> )
	Rear	<u>388 sq ft</u>	<u>(36.04m<sup>2</sup>)</u>
		1,093 sq ft	(101.53m <sup>2</sup> )
<b><u>First Floor</u></b>	Sales	659 sq ft	(31.22m <sup>2</sup> )
	Store	229 sq ft	(21.27m <sup>2</sup> )
	Staff	<u>151 sq ft</u>	<u>(14.02m<sup>2</sup>)</u>
		1,039 sq ft	(96.51m <sup>2</sup> )
<b><u>Second Floor</u></b>	Office/Store	245 sq ft	(22.76m <sup>2</sup> )
		<hr/>	
	Total	2,377 sq ft	(220.80m <sup>2</sup> )

## **LAND TO THE REAR**

As shown on the attached plan, which is not to scale and which is for identification purposes only. There is a footway access from High Street, shown in blue on the Plan.

## **PRICE**

**£850,000 Freehold with Vacant Possession.**

## **BUSINESS RATES**

We are informed verbally by West Oxfordshire District Council that the Rateable Value of the property is £12,500 and that the current rate in the pound for the year 2012/13 is £0.458.

## **LEGAL COSTS**

Each party to bear their own legal costs.

## **VAT**

The price quoted does not include any VAT, which may be chargeable.

## **VIEWING**

By appointment through Wilsons Commercial.

## **MISREPRESENTATION ACT 1967**

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.
3. We have not tested any services or equipment and these particulars shall not be deemed to be a statement that they are in good working order or that the property is in good structural condition.