

WILSONS COMMERCIAL

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Chartered Surveyors
Industrial & Commercial Agents
Valuers & Auctioneers

Our Ref:

Your Ref:

CAR SHOWROOM, SALES FORECOURT & WORKSHOP **£39,500 PER ANNUM EXCLUSIVE**

**BRIDGE GARAGE, 1A BRIDGE STREET
WITNEY, OXON OX28 1BY**



LOCATION The premises is situated at the northern end of High Street in the market town of Witney, which is a market town, situated some 12 miles west of Oxford on the A40, 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 premises comprise a car showroom and workshop with ancillary yard for storage and vehicle sales. The showroom is constructed of stone block under a flat roof. The main workshop is constructed of a steel frame with a natural stone façade, with brickwork and blockwork cladding, and being under a single skin asbestos roof.

The property has a frontage of approx 85'6" (26.12m) to Bridge Street and a maximum depth of approx 175'0" (53.34m). The area of the site is approx 0.284 acres (0.115 hectares).



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.

The accommodation comprises:

Showroom	1,455 sq ft	(135.16m ²)
Workshop	3,774 sq ft	(350.60m ²)

made up as:

Main Workshop	3,503 sq ft	(325.42m ²)
Rear Extension	148 sq ft	(13.74m ²)
Reception Office	123 sq ft	(11.42m ²)
Mezzanine Store approx	233 sq ft	(21.71m ²)

There is yard space to the front for storage and display of approximately 20 vehicles. There is additional yard storage to the rear of the workshop for approximately a further 9 vehicles. There is a right of way through the property for the house at the rear.

SERVICES We understand that mains water, gas, electricity (3-phase supply) and drainage are connected. We have not made any specific enquiries of the statutory authorities to ascertain that the supplies are adequate.

LEASE A minimum term of three years. It is available for terms in multiple of three years with upward only rent reviews at 3-yearly intervals. The lease will on fully repairing and insuring terms and will be excluded from the Security of Tenure provisions of Part II of the Landlord & Tenant Act 1954.

RENT £39,500 per annum exclusive, payable quarterly in advance.

OUTGOINGS We are informed by the Valuation Office Agency that the Rateable Value is £34,000 and the Uniform Business Rate for 2011/12 is £0.432. Enquiries to the Treasurer's Department of West Oxfordshire District Council on Witney (01993) 861070.

LEGAL COSTS The in-going tenant is expected to be responsible for all legal costs in respect of the preparation of the new lease.

VAT All figures quoted are exclusive of any VAT that may become chargeable.

EPC A copy of the Commercial Energy Performance Certificate is available.

VIEWING Strictly by appointment through Wilsons Commercial.

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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