

# RETAIL UNIT TO LET

8 Market Square, Witney OX28 6BB – ASKING RENT £36,000 pa (excl)



## Location:

The Property is located on the West side of the main High Street, with the Woolgate Shopping Centre opposite. There are many national occupiers located near by including White Stuff, Biggie best and Mint Velvet.

Witney is a historic market town in the Cotswolds, 12 miles to the West of Oxford. It has a population of c.27,500.

## EPC:

No EPC required for a Listed Building where the minimum energy performance requirements would unacceptably alter it.

## Description:

The property is a Grade II listed building, with 715 sq ft of retail space. There is a Kitchen and ancillary storage area at the rear of the retail unit and two changing rooms.

## Areas:

Retail:	66.44 sqm	(715.15 sq ft)
Kitchen/Stockroom:	15.67 sqm	(168.67 sq ft)
Display window.	4.81 sqm	(51.77 sq ft)

**GROUND FLOOR AREA: 86.92 sqm (935.59 sq ft)**

NB. Information provided by the Vendor, not inspected by Briarswood Property.

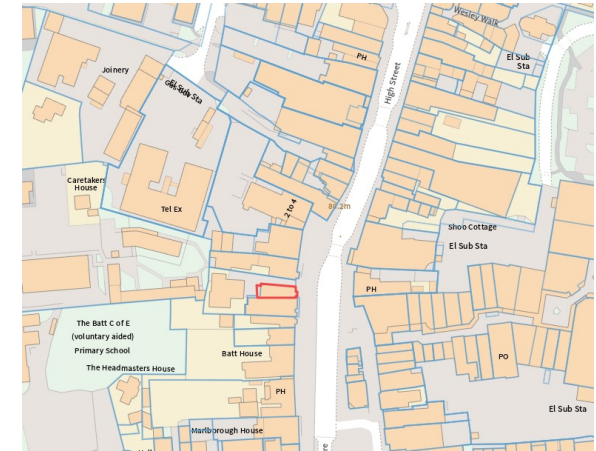
## Term:

The unit is being offered by way of a new full repairing and insuring lease for a term to be agreed.

**Asking rent of £36,000 pa** (exclusive of Business Rates, VAT, Insurance and Service Charge).

## Business Rates:

The premises has a ratable value of £26,716. To confirm the Business Rates payable enquires should be made direct with the Local Authority.



NB. The plan is for identification only. © Crown Copyright OS 0100055500

## Planning Use:

The property currently has Class E(a) use.

## VAT:

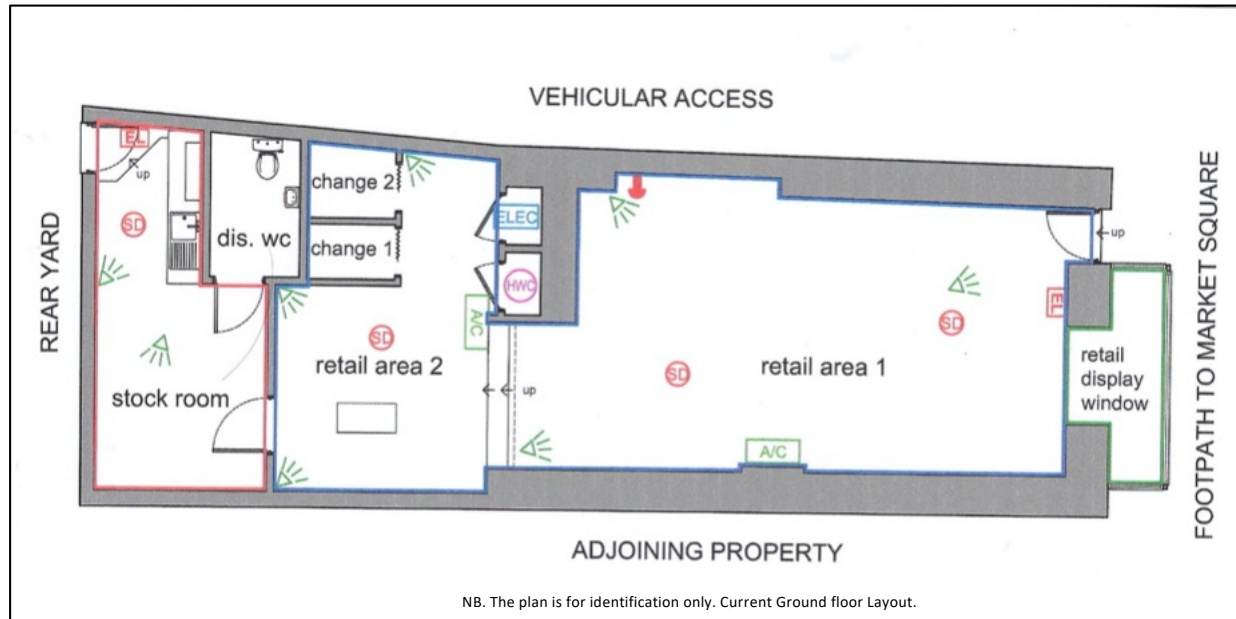
The property is elected for VAT.

## Viewing & Further Information:

**Iain Duckworth** Director MRICS  
e: [iain@briarswoodproperty.com](mailto:iain@briarswoodproperty.com)  
t: + 44 (0)20 3355 5551  
m: + 44 (0) 7977 130 170

# RETAIL UNIT TO LET

8 Market Square, Witney OX28 6BB – ASKING RENT £36,000 pa (excl)



kitchen/stockroom - 15.67m <sup>2</sup> (168.67 sq ft)	
Retail - 66.44m <sup>2</sup> (715.15 sq ft)	
Display window - 4.81m <sup>2</sup> (51.77 sq ft)	