RETAIL UNITS TO LET

Units 6 & 7, Waterloo Walk, Witney OX28 6HJ – ASKING RENT £15,000 (incl of VAT)





The Units are located inside the Waterloo Walk Shopping Centre, on the East side of the main High Street. Waterloo Walk is home to many boutique and independent retailers. There are also many national occupiers located near by including Joules, White Stuff, and Vinegar Hill.

EPC:

To be Confirmed

Planning Use:

The property currently has Class E(a) use.

VAT:

The property is elected for VAT.

Summary:

The two units can be let as a whole or in two separate parts. Each unit has a dedicated parking space. There is communal kitchenette and W/Cs shared between the occupiers.

Areas:

Unit 6: 39.7 sqm (427.33 sq ft) Unit 7: 26.9 sqm (289.55 sq ft)

TOTAL AREA: 66.6 sqm (716.88 sq ft)

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

Term:

The units are being offered by way of a new full repairing and insuring lease for a term to be agreed. Flexible lease lengths available. 2 Parking spaces are included in the rent.

Asking rent of £15,000 pa inclusive of VAT (exclusive of Business Rates and Utilities.

Business Rates:

The two units have a ratable value of £12,000. To confirm the Business Rates payable enquires should be made direct with the Local Authority.





Further Information:

Matthew Jackson Director

 $e: \underline{matthew@briarswoodproperty.com}$

t: + 44 (0)1491 818 180 m: + 44 (0) 774 131 8999

lain Duckworth Director MRICS

e: iain@briarswoodproperty.com

t: + 44 (0)1491 818 180

m: +44 (0) 7977 130 170

The Henley Business Centre Graffix House, Newton Road Henley-on-Thames, Oxfordshire RG9 1HG www.briarswoodproperty.com Disclaimer: Briarswood Property Ltd, their cleints and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statement of facts or representations of fact. No responsibility is taken of any statements within these particulars. Briarswood Property are not authorized to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf or on behalf for their client. The text, photographs and plans are for guidance only. All measurements, areas, distances are approximate. It should not be assumed that the property has the appropriate planning permission. Briarswood Property have not tested any service, equipment of facilities. Purchasers must satisfy themselves by inspection or otherwise.