



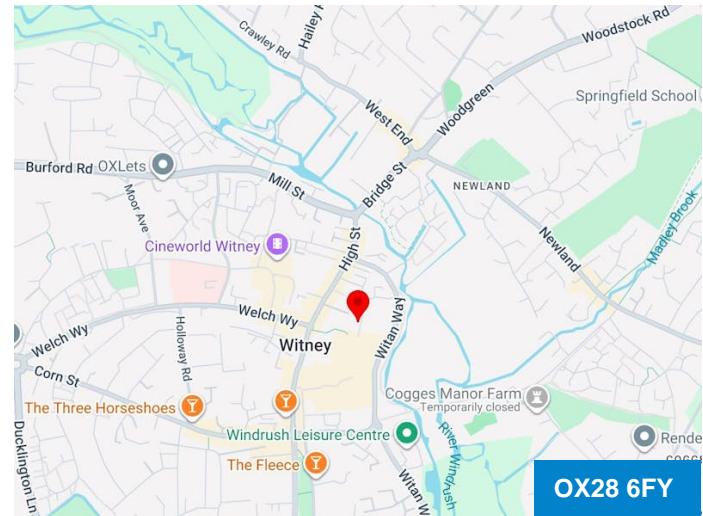
TO LET

1,257 SQ FT
(116.78 SQ M)

£30,250 PER ANNUM

Modern retail unit with adjacent free public parking.

- Town centre location
- Free customer parking
- Good frontage
- Three-phase power



Summary

Available Size	1,257 sq ft
Rent	£30,250 per annum
Rateable Value	£19,500 £21,750 from 1st April 2026
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B

Description

The property comprises a ground floor retail unit located in the town centre. The space offers a rectangular layout with good frontage and a floor-to-ceiling height of approximately 2.7m. To the rear of the shop there is a small office, store and WC. A rear door gives access to one parking space.

Amenities include:

- Suspended ceiling with recessed lighting
- 3 phase power
- Carpeted
- Electric heating
- 1 allocated parking space
- WC

Location

The property occupies a prominent position in Witney town centre, adjacent to a large free public car park and within close proximity of local amenities.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	1,257	116.78	Available
Total	1,257	116.78	

Viewings

Strictly by appointment with Chaston Conway.

Terms

To let on a new full repairing and insuring lease for a term to be agreed. The quoting rent is £30,250 per annum.

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