

1 Mill Walk

Witney, OX28 6FY



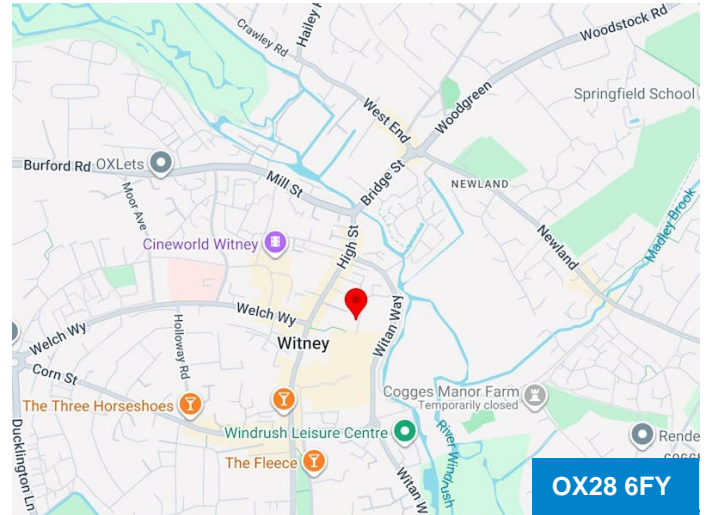
TO LET

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
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.

Martin Conway
01865 404010
07816 757530
martin@chastonconway.co.uk

IMPORTANT NOTICE

Chaston Conway Ltd for itself and as agent for the vendor or lessor (as appropriate) gives notice that:

1. These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
 3. All statements in these particulars are made without responsibility on the part of Chaston Conway Ltd or the vendor or lessor. No statement in these particulars is to be relied upon as a statement or representation of fact.
 4. Neither Chaston Conway Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
 5. Amounts quoted are exclusive of VAT if applicable. Interested parties should take independent advice as to the VAT position of this property.
 6. Any areas, measurements or distances are only approximate and are given without responsibility.
- SUBJECT TO CONTRACT Generated on 09/12/2025

