

## 42 Bath Street, Abingdon, OX14 3QH

A1 Retail Shop with upper floors

1,319 sq ft (122.5 sq m)



- Rarely available – whole building to let
- Shop with ancillary storage & staff bedsit
- Town centre location
- Situated over three floors
- Close to public car parks



# 42 Bath Street, Abingdon, OX14 3QH

## Description

An attractive retail building that has traded as a shoe shop for about 100 years and now available for re-let. The property has a ground floor retail sales area, first floor storage, a bedsit on the second floor and a cellar.

The property has the following features:

- Gross retail frontage – 15ft 6 ins
- Net internal width - 13 ft 4 ins (max)
- Shop depth - 40 ft approx
- Generous storage
- Good natural light
- Shop toilet and kitchen
- Staff accommodation on top floor with kitchen, bathroom/WC

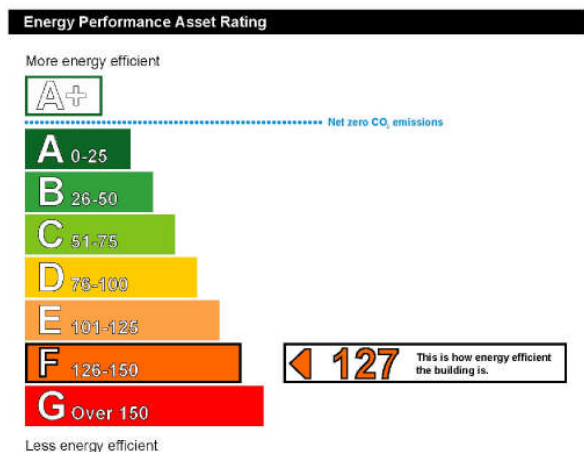
## Location

Abingdon is located approximately 8 miles south of Oxford and to the east of the A34. The A34 provides direct access to the M4 (J19) and M40 (J9).

The property is situated on Bath Street in the heart of Abingdon town centre. It is close to Bury Street Shopping Centre. Retailers nearby include New Look, Boots, Costa Coffee, Thomas Cook and Fat Face. Public car parks are within close proximity at The Charter multi-storey and Riverside Carpark.

## EPC

Certificate reference number 0791-2226-8230-6900-4507. Download in full at [www.parkerparr.com](http://www.parkerparr.com)



## Accommodation

The property has the following approximate net internal floor areas:

	sq ft	sq m
Ground Floor – Retail sales	476	44.2
Ground Floor – Storage, kitchen	169	15.7
First Floor (rear) – storage	149	13.8
First Floor (front) – stock rooms	317	29.5
Second Floor – Staff room with kitchen (bathroom)	208	19.3
<b>Total</b>	<b>1,319</b>	<b>122.5</b>

Note: Cellar has restricted headroom & not included above.

## Terms

The property is available by way of a new FRI lease on terms to be agreed.

## Rent

On application or via our website.

## Business Rates

We understand that the premises have a 2010 Rateable Value of £7,400. The Small Business Rate multiplier for 2015/16 is 0.48. Source: [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk)

## VAT

All figures within these terms are exclusive of VAT where chargeable.

## Legal Costs

Each party to be responsible for their own legal fees incurred in this transaction.

## Viewings

By prior appointment with the letting agents:

**Parker Parr** Tim Parr

T: 01235 862826 E: [tparr@parkerparr.com](mailto:tparr@parkerparr.com)

Draft details prepared February 2015

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