

7 LANGDALE COURT, WITNEY, OX28 6FG

Retail Unit

804 sq ft (74.7 sq m) approx



- Attractive pedestrianised retail thoroughfare
- Diverse mix of speciality retailers, salons and cafes
- Conveniently located between customer car park & Market Square
- Rear delivery access
- Staff parking space
- Recently a bridal ware shop

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Description

A ground floor shop unit recently trading as a bridal shop and comprising part of Langdale Court shopping centre.

Features include:

- Net internal width: 4.99m widening to 6.42m
- Shop depth: 13.17m max (10.47m to partitioned store)
- Strip lighting
- Open plan sales area accessed by front steps / ramp
- Back of shop currently partitioned as ancillary store
- Staff toilet
- Rear service door

Location

Strategically located on the A40 approximately 12 miles west of Oxford, Witney is an attractive market town, offering good communications. Witney is one of Oxfordshire's principal growth towns and has a vibrant retail centre.

Langdale Court is a centrally located pedestrianised street linking Market Square with the town's principal car park. Langdale Court accommodates a range of retail, café and salon uses with occupiers including Sota Gallery, Oxbrew, Coffee Smiths, Your Barbers, Wates & Co Delicatessen & Nortons Café Bar.



EPC

The property has an EPC rating of C57.
Certificate ref no: 0220-6989-0323-0480-3040.
Download in full at parkerparr.com



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Accommodation

The unit has the following approximate net internal floor areas:

Ground Floor	sq ft	sq m
Sales/ancillary	804	77.2
Staff toilet	-	-
Total	804	77.2

Terms

The unit is available on a new effective full repairing and insuring lease for a term to be agreed outside s.24-28 of Landlord & Tenant Act 1954

Rent

£17,500 per annum exclusive

Service Charge

A service charge is payable in respect of the management, maintenance and repair of the external, structural and common parts and services at Langdale Court. Details on application.

Business Rates

Rateable Value: £16,500.

2019/20 Small Business UBR Multiplier: £0.491

Interested parties are advised to independently verify their potential liability for Business Rates direct with the rating authority.

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

Strictly by prior appointment with joint sole letting agents:

Parker Parr T:01235 862 826
Tim Parr E: tparr@parkerparr.com

DMA Property T: 020 7491 7777
Warren Domb E: wdomb@dmaproperty.com

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