

## 9 LANGDALE COURT, WITNEY, OX28 6FG

A1 Retail Unit

650 sq ft (60.4 sq m) approx



- A1 retail unit in Witney town centre
- Electric security shutters
- Pedestrianised location near Sota Gallery & Oxbrew
- Rear service access
- Staff parking
- Potential outside display / seating to front

# 9 LANGDALE COURT, WITNEY, OX28 6FG

## Description

A ground floor shop unit comprising part of Langdale Court shopping centre.

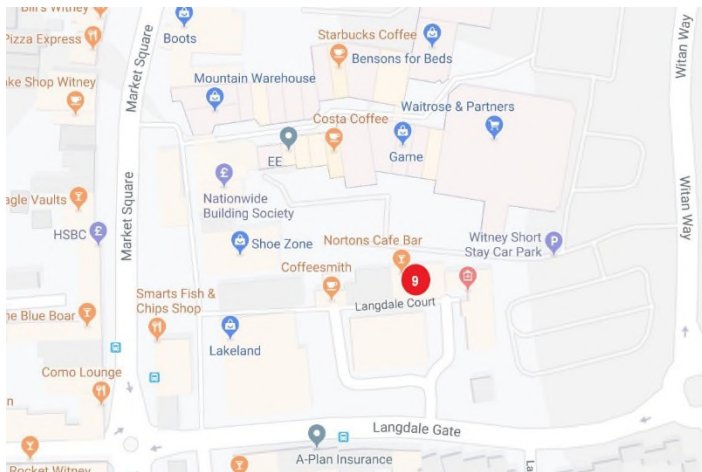
Features include:

- Gross frontage 5.35m; Net internal width 5.95m
- Shop depth (max) 10.16m
- Laminate floor
- Electric security shutters
- Level customer access
- Partitioned stock room (or additional sales area)
- Staff toilet
- Rear shared service access

## 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, Coffee Smiths, Wates & Co Delicatessen & Nortons Café Bar.



## EPC

The property has an EPC rating of C(57). Certificate ref no 9767-386-0029-9795.

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## Accommodation

The unit has the following approximate net internal floor areas:

Ground Floor	sq ft	sq m
Sales/ancillary	650	60.4
Staff toilet	-	-
<b>Total</b>	<b>650</b>	<b>60.4</b>

## Terms

Offered by way of an assignment of the existing lease which expires August 2028 subject to a Tenant's option to break in August 2023. A sub-lease up to 2023 may also be acceptable. NB: A brand new lease could also be available if the Landlord is agreeable to the terms; the proposed new tenant's covenant & length of lease length will be highly relevant.

## Rent

Current rent is £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: £14,750.

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 sole letting agents:

**Parker Parr**

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