

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

7 LANGDALE COURT, WITNEY, OX28 6FG

Description

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

The new occupier will benefit from a refurbishment to the shop interior. 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, Coffee Smiths, 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



Important notice: all premises are offered subject to contract and availability. These particulars are issued without responsibility on the part of Parker Parr, their employees of their clients and serve only as an introductory guide to the premises. No part of them constitutes part of a contract or a statement or a representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves to any matter concerning the premises by inspection, independent advice or otherwise. Neither Parker Parr nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. All measurements are approximate.

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

Draft details prepared June 2019

