



64 Brize Norton Road, Minster Lovell, Witney OX29 0RY

Retail Unit – 1,498 sq.ft. (139.22 sq.m.)

To Let



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LOCATION

The property is located in a parade of shops fronting onto Brize Norton Road in Minster Lovell.

Minster Lovell lies approximately three miles to the west of Witney, a thriving Oxfordshire market town. The location is within a mile of the A40 trunk road which connects Oxford and Cheltenham.

DESCRIPTION

The property comprises a ground floor retail unit located in a terrace of shops. There is separately let residential accommodation situated at first floor level.

The shop has been used as a butchers and equipment remains in place including freezers/chillers and counters. These may be available subject to a separate negotiation if required by an ingoing tenant.

To the rear of the shop is a lean to store incorporating a WC facility.

Amenities include:-

- Three phase power
- Fluorescent strip lighting
- Freezer/chiller and counter units (available by separate negotiation)

ACCOMMODATION

The property comprises the approximate net internal floor areas as follows:-

Ground Floor Shop - 1,498 sq.ft. (139.22 sq.m.)

PLANNING

We understand that the property has consent for A1 retail use. However, interested parties are advised to make their own enquiries of West Oxfordshire District Council Planning Department on 01993 861000.

TENURE

The property is available on the basis of a new effective full repairing and insuring lease for a term to be agreed.

RENT

We are instructed to quote a rental of £10,000 per annum exclusive.

RATEABLE VALUE

The Rateable Value as shown in the 2017 Valuation List is:-

Shop & Premises – RV - £6,000

EPC

An EPC will follow shortly.

VAT

All figures quoted exclude VAT where applicable.

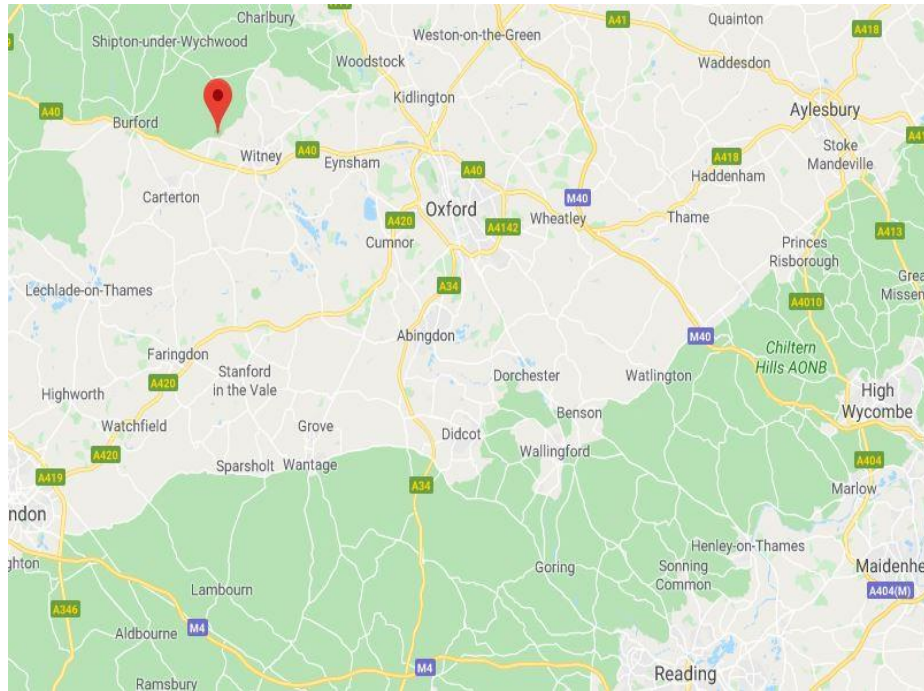
LEGAL COSTS

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

FURTHER INFORMATION/VIEWING

For further information or to make an appointment to view, please contact Martin Conway.

Tel: 01865 302610. or email:
mconway@marriottsoxford.co.uk



Location Plan



marriotts

Commercial Property Consultants

Telephone: **01865 316311** Contact: **Martin Conway**

marriottsoxford.co.uk

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