

SHOP PREMISES TO LET



16B High Street,
Chipping Norton,
Oxon, OX7 5AD

Potential for
office (A2) use



01295 817 606
wild-property.co.uk

LOCATION

Chipping Norton is an attractive market town in the Cotswolds. The town serves a wide rural area. It offers a good range of shops including Boots, WH Smiths, Burtons, Dorothy Perkins, Café Nero, Co-op Department Store, a town centre Sainsburys plus a wide variety of independent retailers, coffee shops, boutiques, antique shops and booksellers. The town has its own office park, includes a number of hotels and guest houses and provides a range of amenities for its catchment population and extensive tourist trade. It is situated 20 miles north of Oxford, 13 miles west of Banbury, 24 miles east of Cheltenham and 24 miles south of Stratford upon Avon. There is a main line station within 6 miles with regular services to London.

SITUATION

The property is situated in a prime retailing location next door to Boots, with W H Smiths and Barclays Bank to the other side. It has a commanding outlook overlooking the market place and the town centre parking. The premises form part of a refurbished listed building with a courtyard mews to the rear. There is good access to a variety of free car parks all in close proximity, one immediately behind via White Hart Mews.

DESCRIPTION

The property is Grade II Listed and provides a ground floor shop unit with two entrances. The principal entrance is from the High Street with a secondary entrance via White Hart Mews, which permits disabled access. The shop has a number of character features, including a large fire place and wooden floors. There is a toilet at the rear. A basement via a trap door provides opportunity for storage.



ACCOMMODATION

The property comprises a ground floor shop with basement. It has the following areas and dimensions:

Gross Frontage	17 ft 1 ins 5.20 metres
Internal Width	14ft 2 ins 4.30 metres
Shop Depth	32 ft 5 ins 9.89 metres
Ground Floor Sales (net)	454 sq ft 44.22 sq m
Basement	377 sq ft 26.71 sq m

Wild Property Consultancy Ltd

The Innovation Centre, Mewburn Road, Banbury, Oxon, OX16 9PA | T: 01295 817606 | E: neil@wild-property.co.uk

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LEASE TERMS

A new lease is available for a term of years to be agreed at a rent commencing from £13,500 p.a. which includes an annual service charge payable to cover the maintenance and insurance of the building and Mews. VAT is not charged on the rent.

BUSINESS RATES

The Rateable Value is £11,950. Small business relief will apply to qualifying businesses. Applicants are recommended to check with West Oxfordshire District Council on 01993 702941.

VIEWINGS

Viewings must be carried out by arrangement and we would encourage anyone interested in viewing the property to first discuss their requirement with us to ensure the property is likely to be suitable.

The Full address is;
16B White Hart Mews, High Street
Chipping Norton, Oxon, OX7 5AD

FURTHER INFORMATION

Is available from Neil Wild
t: 01295 817606
m: 07801 164034
e: neil@wild-property.co.uk
www.wild-property.co.uk

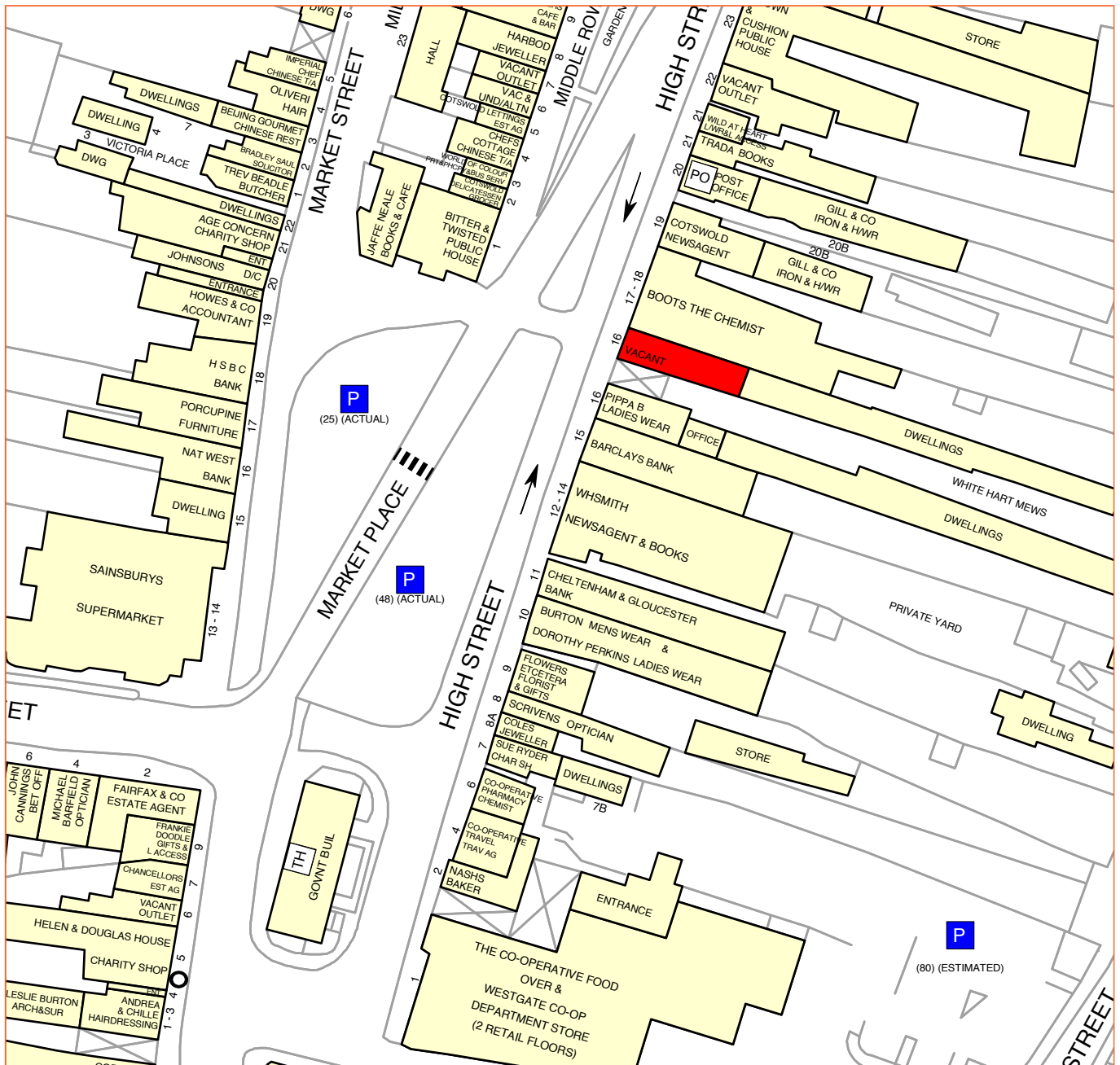


Note: A Director of Wild Property Consultancy has a financial interest in this property.

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