



RETAIL UNIT TO LET – NEW LEASE

WITNEY, OXFORDSHIRE

9 HIGH STREET

OX28 6HW

CLASS E USE

GROUND FLOOR SALES 4,599 SQ.FT.*

REAR SERVICING & PARKING

Location

The premises occupy a prime location fronting the High Street adjacent to **COOP Food** and **Timpson**. Retailers within the locality include **Boots Opticians, Clarks Shoes, Crew Clothing, TUI, White Stuff, Poundland** together with numerous local businesses supporting a loyal residential catchment, as can be noted from the attached location extract.

Description

The building construction consists of modern steel / concrete block construction over ground, first floor and second floor levels surmounted by a pitched tiled roof. The available area provides large, open plan and uniform sales area. The storage area is located to the rear of the ground floor, where a goods lift connects this area and back of house staff amenity facilities. The flats at first and second floor levels to the front of the property do not form part of the available demise.

Accommodation

The property benefits from servicing and parking to the rear of the premises.

Internal Width	12.19 m	40' 0"
Shop & Built Depth	40.38 m	132' 06"
Ground Floor Sales	427.26 sq.m	4,599 sq.ft.
First Floor Storage	201.04 sq.m	2,164 sq.ft.

Date prepared: August 2025 Subject to Contract

Lease Terms

New lease for a term of years to be agreed on a full repairing and insuring basis, Rent reviews on a 5 yearly upward only basis.

Commencing Rental

£135,000 per annum exclusive of VAT and Rates.

Business Rates

The property is subject to a Business Rates re-assessment following completion of works to separate the premises from the adjacent unit (11 High Street – Co-operative Food).

Planning / Use

The premises benefit from E use class (commercial, business and service) including retail, financial & professional services and restaurant uses

Energy Performance

Copy available upon request.

Plans

Available upon request.

Viewing Strictly By Appointment

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