

# 0117 970 7535

30 Whiteladies Road Clifton, Bristol BS8 2LG www.mp-pc.co.uk



# 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 reassessment 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**

Barry Muggridge - M&P Property Consultants LLP

DD: 0117 970 7534 Mobile: 07836 374637

Email: barry@mp-pc.co.uk

MISREPRESENTATION ACT 1967 NOTICE: M&P Property Consultants LLP themselves and for the vendors or lessors of the property, whose agent they are, give notice that: 1. These do not constitute any part of an offer or contract. 2. All statements contained in these particulars, as to the property, are made without responsibility on the part of M&P Property Consultants, their vendors or lessors. 3. None of the statements contained in these particulars, as to the property, are to be relied upon as statements or representation of fact. 4. Any intending lessors or purchasers must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements made in these particulars. 5. The vendors or lessors do not make or give, and neither do M&P Property Consultants or any person in their employment, has any authority to make or give any representation or warranty whatsoever, in relation to this property. Subject to contract.





