



**CONWAYS
COMMERCIAL**
PROPERTY CONSULTANTS



FOR SALE - LONG LEASEHOLD

www.conwayscommercial.co.uk

01865 302610

LOCATION

The property is located in Witney town centre fronting onto Corn Street and approximately 200m from the junction with Market Square. Witney is a busy and expanding market town situated in the Cotswolds and adjacent to the A40 which provides direct access to Oxford which lies approximately twelve miles to the east.



DESCRIPTION

The property comprises the ground floor of an attractive stone fronted former chapel built in the Victorian era. The property has been converted to retail use and is currently divided into two small retail units. Each unit has a single W.C.

There is a single parking space to the rear which is reached via the entrance to Swan Court.



ACCOMMODATION

The property comprises the following approximate net internal floor area:

Ground floor retail 40 Corn Street	30.50 sq.m. (328 sq.ft.)
Ground floor retail 40A Corn Street	21.92 sq.m. (236 sq.ft.)
Total	52.42 sq.m. (564sq.ft.)

TERMS

The property is held on a 125 year lease from 1st July 1997 at a ground rent of £200 p.a. There is a service charge for external maintenance, building insurance and other common costs. Offers in excess of £300,000 are sought for the long leasehold interest.

USE

It is understood the permitted use is retail. Interested parties are advised to make their own planning enquiries.

RATEABLE VALUE

40 Corn Street - Shop and premises - RV £9,100
40 Corn Street - Shop and premises - RV £6,500

LEGAL COSTS

Each party to bear their own legal costs.

EPC

EPC AWAITED

VAT

All figures exclude VAT where chargeable.



VIEWING

Strictly by appointment with Conways Commercial.



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SUBJECT TO CONTRACT

DATE: January 2022



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