



## 5 Langdale Court

Witney, OX28 6FG

### Attractive retail unit in the market town of Witney

**678 sq ft**  
(62.99 sq m)

- Attractive ground floor retail unit
- Within established Langdale Court shopping parade
- 1 car parking space
- Close to public car parks (Langdale Court/Waitrose)
- Situated on pedestrian throughfare from Market Square

# 5 Langdale Court, Witney, OX28 6FG

## Summary

|                |                   |
|----------------|-------------------|
| Available Size | 678 sq ft         |
| Rent           | £19,500 per annum |
| Rates Payable  | £5,730 per annum  |
| Rateable Value | £15,000           |
| Service Charge | TBC               |
| EPC Rating     | B (47)            |

## Location

The property occupies a prominent position within Langdale Court, an established specialist retail and leisure courtyard located immediately off Market Square in Witney town centre. The property benefits from excellent visibility and footfall, being surrounded by a mix of independent retailers, cafés, professional services and leisure operators.

The location is at the heart of Witney's main commercial area, within a short walk of the town's principal shopping facilities, supermarkets, restaurants and public amenities. Langdale Court provides a distinctive courtyard setting with customer parking nearby and convenient pedestrian access from Market Square.

Witney is West Oxfordshire's largest town, situated approximately 12 miles west of Oxford. The town benefits from excellent road communications via the A40, providing direct links to Oxford, the M40 and the wider Midlands and South East motorway networks, making the location accessible to both customers and staff.

## Description

The property comprises a regular shaped retail unit on a single floor. There are two steps down into the main retail space. There is currently an alcove area which could be removed if desired. To the rear there is a large kitchen/store, a single WC and rear access door to the service yard.

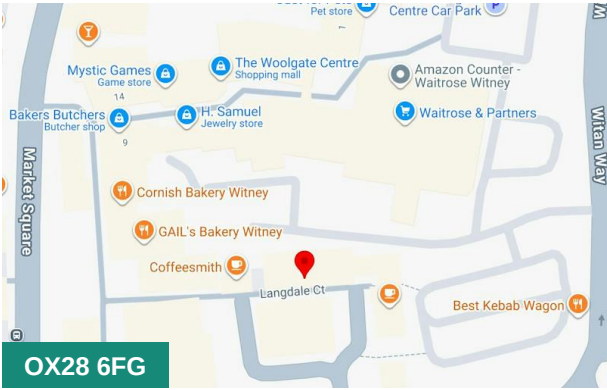
1 car parking space is provided in the car park opposite.

## Terms

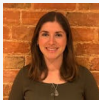
A new FRI lease is available on terms to be agreed.

## Viewings

Please contact the agent to arrange a viewing.



## Viewing & Further Information



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