



3 Mill Walk

Witney, OX28 6FY

Well-Presented Town Centre Retail Unit Adjacent to Free Public Parking

1,327 sq ft
(123.28 sq m)

- Well-presented ground floor retail unit
- Town centre location with direct access to the High Street
- Office, kitchen and WC facilities
- Allocated parking space
- Adjacent to a large free public car park

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Summary

Available Size	1,327 sq ft
Rent	£31,500 per annum
Rates Payable	£6.69 per sq ft
Rateable Value	£23,250
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B (27)

Location

The property is prominently located within Witney town centre, adjacent to a large free public car park and benefiting from direct pedestrian access to the High Street via Wesley Walk. The surrounding area comprises a mix of retail, leisure and service occupiers, generating regular footfall throughout the day.

Witney is a thriving and expanding market town situated on the western edge of Oxfordshire, benefiting from excellent road connections via the A40, which provides direct access to Oxford approximately 12 miles to the east and the wider regional road network.

Description

The property comprises a well-presented ground floor retail unit forming part of a modern mixed-use development. The accommodation provides flexible retail space with good natural light and ceiling-mounted electric heating throughout.

To the rear of the unit is ancillary accommodation comprising a private office, kitchen and WC facilities. The property further benefits from an allocated parking space and is ideally suited to a range of retail, service or professional occupiers, subject to any necessary consents.

Accommodation

The accommodation comprises the following Net Internal areas:

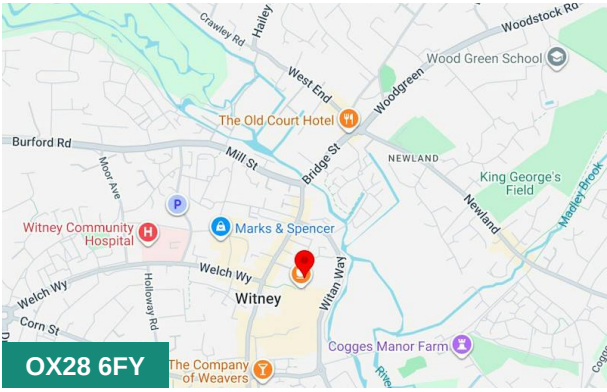
Name	sq ft	sq m	Availability
Ground	1,327	123.28	Available
Total	1,327	123.28	

Terms

Occupation will be granted on the basis of a new effective full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

Viewings

By prior appointment with the joint agents.



Viewing & Further Information



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