



SHOP TO LET

WITNEY

24 HIGH STREET

DESCRIPTION

The property occupies a prime position fronting High Street, adjacent to **Biggie Best** and in proximity to **Mint Velvet, White Stuff Clothing, Co-operative Food, Santander, Boots Opticians** and **Timpsons**.

Please see attached street traders plan highlighting the unit's location.

ACCOMMODATION

The premises are arranged over ground floor only, providing the following approximate net area:

Ground Floor	976 sq. ft.	(90.67 sq. m)
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LEASE

The unit is available by way of a new effectively FRI lease, subject to vacant possession.

RENT

£47,500

per annum exclusive.

BUSINESS RATES

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value:	£28,750
UBR (20/21)	49.1p

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

EPC

An EPC has been commissioned. A full report is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Staff are unaware and viewing is strictly by appointment through sole letting agents, **Green & Partners**, contacting:

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Adam Bindman 020 7659 4822
adam.bindman@greenpartners.co.uk

Subject to Contract

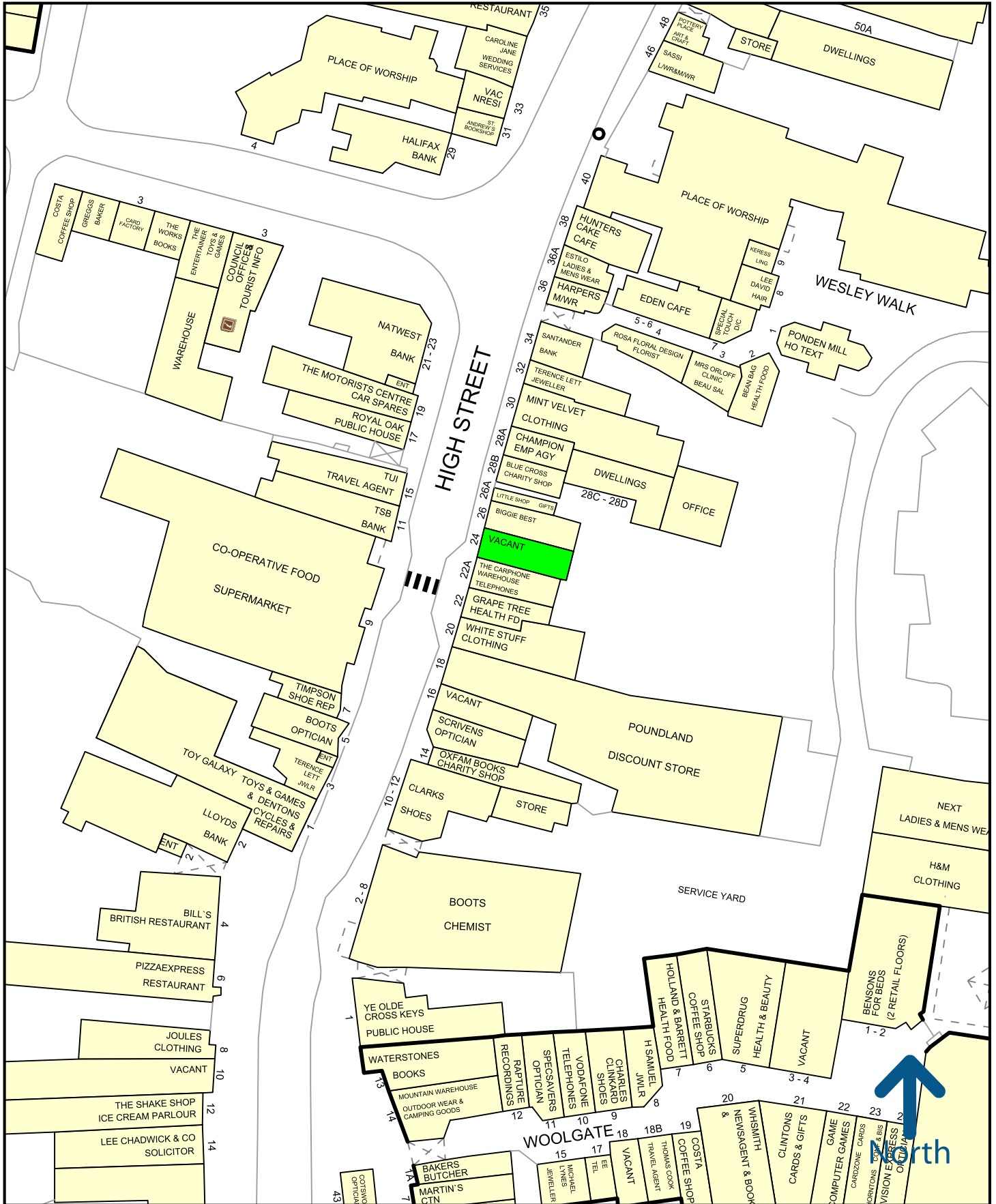
020 7659 4848

greenandpartners.co.uk

2 Gee's Court, St Christopher's Place, London W1U 1JA

Green & Partners is the trading name of Green & Partners LLP.
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50 metres

Experian Goad Plan Created: 25/09/2020

Created By: Green and Partners

