



66 Mill Street, Eynsham, Witney OX29 4JU  
TO LET £13,000 per annum

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# 66 Mill Street

## Eynsham, Witney, Oxfordshire OX29 4JU

£13,000 per annum Leasehold

### LOCATION

Eynsham is a delightful and vibrant market town which retains much of its medieval heritage whilst having a thriving business and service community including, for instance, Siemens Magnet Technology and Eynsham Hall Hotel and Conference Centre. It lies just south of the A40, approximately 6 miles from both Oxford and Witney and with regular bus services (every 15 minutes on weekdays) from each. Hanborough station, with services to Oxford, London Paddington, Worcester and Hereford, is around 3.5 miles away. The town centre is also a short walk from Swinford Lock on the River Thames. Mill Street is an established retail area within the town.

### DESCRIPTION

The property comprises a ground floor retail unit arranged to provide a generously sized, open plan retail area, together with ancillary offices, stores and WC to the rear. Internally the premises has been finished to a good standard and includes suspended ceiling and recessed lighting, carpet tiling, security

alarm and security grille.

There are two allocated car parking spaces in front of the shop, and vehicular access at the rear of the property with a rear door for loading / unloading.

### ACCOMMODATION

The approximate net internal measurements are:-

Retail area - 68.76sq.m (740sq.ft)

Office - 6.93sq.m (75sq.ft)

Stores - 29.82sq.m (321sq.ft)

Total - 105.51sq.m (1136sq.ft)

### TENURE

The ground floor is being offered on a new full repairing and insuring lease for a term to be agreed at an asking rent of £13,000 per annum, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

### SERVICE CHARGE

A service charge will be payable for a fair proportion of the management, maintenance and repair of the common parts of the property.

### BUSINESS RATES

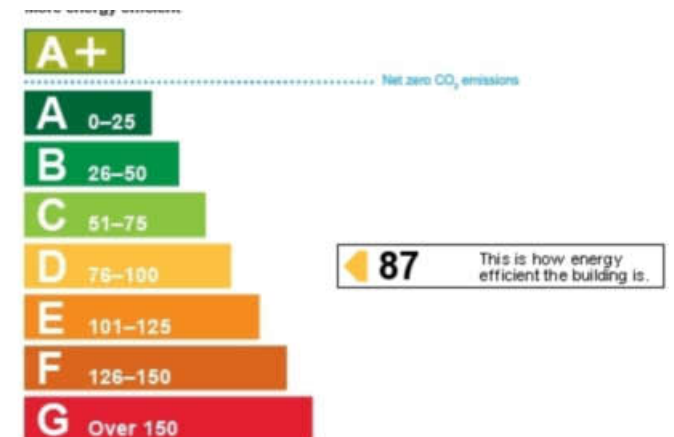
The Rateable Value in the 2017 Rating list is £10,750. Small Business Relief may be available and interested parties should make their own enquiries to the Local Authority, West Oxfordshire District Council (01993 861000).

### LEGAL COSTS

Each party to pay their own legal costs.

### EPC

The property has an EPC rating of D.



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