

established 200 years

# Taylor & Fletcher



**6A Market Place, Chipping Norton, OX7 5NA**

**£6,500 Per Annum**

SELF CONTAINED SECOND FLOOR OFFICE SPACE ABOUT 700 sq ft IN A WELL LOCATED TOWN CENTRE BUILDING. NEW LEASE c £6,500 per annum

[taylorandfletcher.co.uk](http://taylorandfletcher.co.uk)

## Chipping Norton

Is a picturesque, well known and thriving Market Town, serving a wide rural area of the Oxfordshire Cotswolds. It offers an extensive range of shops including High Street names, boutiques, bookshops and antique shops and, other facilities such as a Hospital and Medical Centre, a Theatre, Swimming Pool and Leisure Centre, Golf Course, and excellent Primary and Secondary Schools. It is conveniently situated, being within easy travelling distance of Banbury (13 miles with M40 link), Oxford (20 miles) and Stratford-upon-Avon (24 miles). Main line train services to London (Paddington) are available from either Charlbury or Kingham

## The Premises

Comprises the self contained Second Floor area of this double fronted local stone built, attractive, period town centre building. The suite offers two spacious rooms with good ceiling heights and a further smaller room, together with a Cloakroom and a small tea making area.

## The Accommodation

This upper floor office area is approached from Market Place via the panelled front entrance door which leads into a Lobby, from which the wide staircase rises to the Upper Floors, the first floor suite being occupied by a long standing tenant.

## First Floor Landing

With door to self contained First Floor Office suite (occupied), and stairs rising to Second Floor.

## Second Floor

The main Stairs rise past a tall landing window with extensive and far reaching views across to the west to a galleried Landing area with doors off to Office rooms as follows

## Kitchenette

With sink unit, and undersink Water Heater unit.

## Cloakroom

Fitted with WC and Hand rinse basin. Window with impressive rear view.

## Front Office 1 16'4" x 16'9" (5.00 x 5.11)

With two sash windows to front, two electric heaters, strip lighting.

## Rear Office 2 12'3" x 12'3" (3.75 x 3.74)

Three steps down from main landing, Vaulted ceiling, striplight fittings, two skylights and window to rear. Steps up to

## Front Office 3 18'6" x 16'9" (5.65 x 5.11)

A large room with good ceiling heights, two sash windows to front elevation, two electric heaters and striplight fittings

## The Letting

This flexible, bright and spacious suite of offices is available as a whole subject to negotiations as to the terms of the letting. The suite extends to about 700 sq ft Net Internal Area and enjoys the bonus of far reaching Cotswold views over the town to the rear.

## Terms Of The Letting

The premises are available on a new lease on terms to be agreed, based on the guide rent of £6500 per annum.

## Local Authority

West Oxfordshire District Council, Woodgreen, WITNEY, Oxon OX28 1NB (01993) 861000

## Services

Mains services of Water, Electricity and Drainage are connected. Electric heating, Emergency lighting, and Fire Alarm systems are installed.

## Outgoing

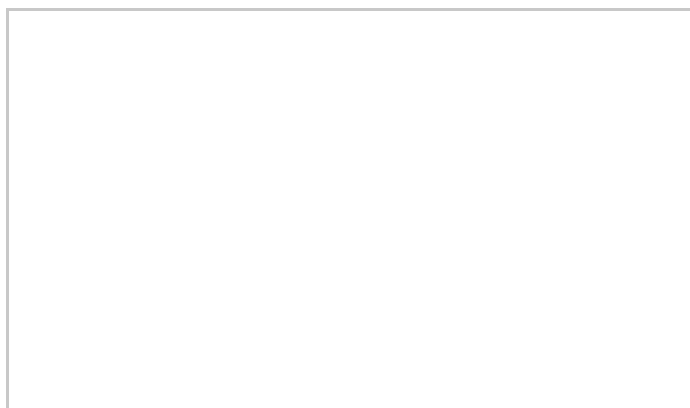
The tenants will be responsible for the Business Rates and the Utility Bills for the premises. The Rateable Value of the second floor suite is assessed at £4,850, but Small Business Rates Relief may be available at the discretion of the Local Authority depending on tenant status. Certain Service Charges will also be payable, including a proportionate contribution to the landlords building Insurance Premium.

## Energy Rating

Energy Performance Rating Band to be reassessed

## Viewing

All Viewing by Appointment please with the Sole Agents Chipping Norton Office tel 01608 644344



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.