

established 200 years

# Tayler & Fletcher



22 High Street, Chipping Norton OX7 5AD

£25,000 Per Annum



COTSWOLD NEWSAGENTS

WILD AT HEART

NIGHT PIE COMPANY

CHERRY AND CUSHION  
HOTELS  
Shree's  
Cotswold  
HOTELS

OPEN



# 22 High Street

Chipping Norton, OX7 5AD

*A PROMINENT DOUBLE FRONTED RETAIL SHOP IN THE PRIME HIGH STREET AREA AVAILABLE ON A NEW LEASE*

## 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, or to London (Kings Cross) from Banbury.

### The Shop

The Shop is prominently situated along the High Street frontage, overlooking the Market Place where short term parking is usually available. It has traded in recent years as a Newsagent, but that business is relocating so the shop is now available and suitable for a wide range of retail uses. The building is listed but is within the town centre conservation area and has a delightful double fronted aspect to High Street. It has a frontage of about 5.60 m, with the main shop extending to about 83.46 Sq m (898 sq ft) and a secondary sales area of about 9.25 Sq m (100 sq ft). Beyond is a Staff Toilet and two Store Rooms.

### The Accommodation

This double fronted High Street shop, which adjoins the old established town hotel "The Crown and Cushion", has a recessed entrance allowing for good sized display windows, beyond which the shop extends across its full width for a depth of about 15.40 metres (50 ft). In addition there is further side room allowing for specialist displays or a staff office about 9.25 sq m (100 sq ft) with a staff Toilet and useful Store Rooms (about 22.50 sq m (242 sq ft) beyond.

### The Shop

Double fronted Sales area with High Street frontage of about 5.60 m (18' 4") and recessed central entrance door. Overall depth of about 15.40 m (50' 6") and total floor area of about 83.46 Sq m (898 sq ft) NIA. Room off about 9.25 sq m (100 sq ft). Staff Toilet. Rear Store Rooms about 22.5 sq m (242 sq ft).

### The Letting

This delightful and manageable retail unit now offers an unexpected chance for a fresh occupier to take a well located and affordable unit in a busy location. A new lease is available, at an asking rent of £25,000 per annum, on terms to be agreed.

## GENERAL INFORMATION

### Local Authority

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

### Planning

The Property is Grade II Listed, well located in the heart of the Town Centre Conservation Area, and is within the broader Cotswolds Area of Outstanding Natural Beauty (AONB). The shop has most recently been used as a Newsagents, which business is relocating, and is suitable for most retail uses. The upper floors of the building are completely self contained and comprise a large residential flat which has its own separate access direct from High Street.

### Services

Mains services of Water, Electricity and Drainage are understood to be connected.

### Energy Performance Certificate

The Energy Performance Certificate Rating has been assessed as being D85

### Outgoings

The premises are currently assessed for Business Rates at a Rateable Value of £20,000.

### Viewing

Please make appointments to view with the letting agents at our Chipping Norton office - tel 01608 644344

### Rateable Value

£24,000.

£25,000 Per Annum



A PROMINENT DOUBLE FRONTED RETAIL SHOP IN THE PRIME HIGH STREET AREA AVAILABLE ON A NEW LEASE

#### CHIPPINGNORTON

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, or to London (Kings Cross) from Banbury.

#### The Shop

The Shop is prominently situated along the High Street frontage, overlooking the Market Place where short term parking is usually available. It has traded in recent years as a Newsagent, but that business is relocating so the shop is now available and suitable for a wide range of retail uses. The building is listed but is within the town centre conservation area and has a delightful double fronted aspect to High Street. It has a frontage of about 5.60 m, with the main shop extending to about 83.46 Sq m (898 sq ft) and a secondary sales area of about 9.25 Sq m (100 sq ft). Beyond is a Staff Toilet and two Store Rooms.

#### The Accommodation

This double fronted High Street shop, which adjoins the old established town hotel "The Crown and Cushion", has a recessed entrance allowing for good sized display windows, beyond which the shop extends across its full width for a depth of about 15.40 metres (50 ft). In addition there is further side room allowing for specialist displays or a staff office about 9.25 sq m (100 sq ft) with a staff Toilet and useful Store Rooms (about 22.50 sq m (242 sq ft) beyond.

#### The Shop

Double fronted Sales area with High Street frontage of about 5.60 m (18' 4") and recessed central entrance door. Overall depth of about 15.40 m (50' 6") and total floor area of about 83.46 Sq m (898 sq ft) NIA. Room off about 9.25 sq m (100 sq ft). Staff Toilet. Rear Store Rooms about 22.5 sq m ( 242 sq ft).

#### The Letting

This delightful and manageable retail unit now offers an unexpected chance for a fresh occupier to take a well located and affordable unit in a busy location. A new lease is available, at an asking rent of £25,000 per annum, on terms to be agreed.

#### GENERAL INFORMATION



#### Local Authority

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

#### Planning

The Property is Grade II Listed, well located in the heart of the Town Centre Conservation Area, and is within the broader Cotswolds Area of Outstanding Natural Beauty (AONB). The shop has most recently been used as a Newsagents, which business is relocating, and is suitable for most retail uses. The upper floors of the building are completely self contained and comprise a large residential flat which has its own separate access direct from High Street.

#### Services

Mains services of Water, Electricity and Drainage are understood to be connected.

#### Energy Performance Certificate

The Energy Performance Certificate Rating has been assessed as being D85

#### Outgoings

The premises are currently assessed for Business Rates at a Rateable Value of £20,000.

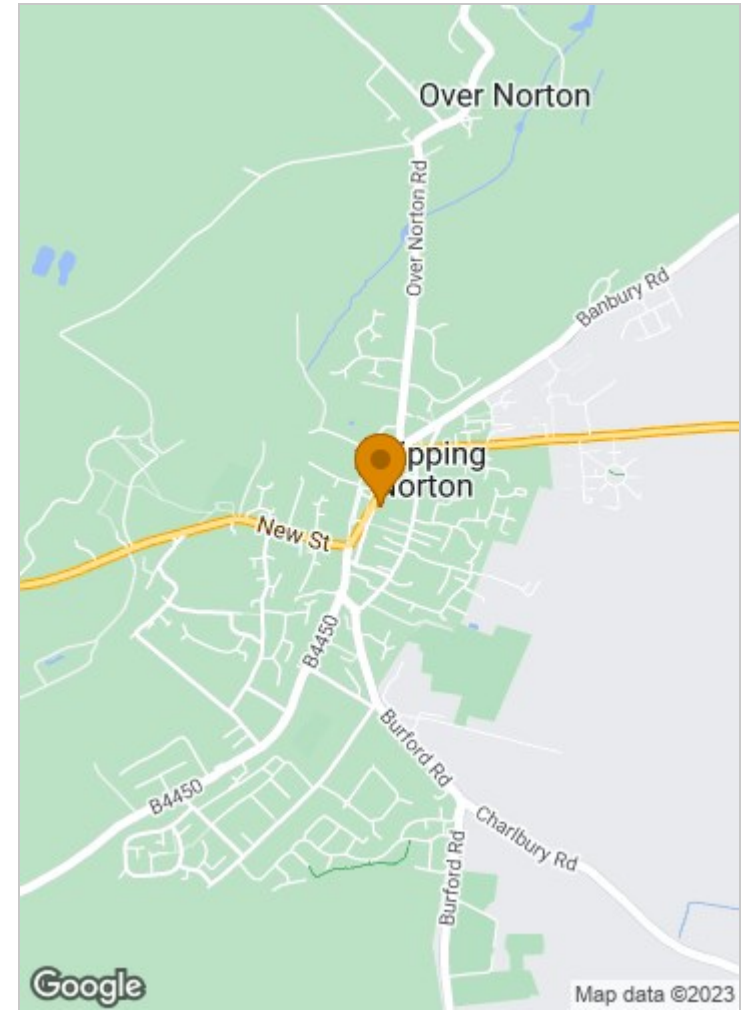
#### Viewing

Please make appointments to view with the letting agents at our Chipping Norton office - tel 01608 644344

#### Rateable Value

£24,000.





## Viewing

Please contact our Stow-on-the-Wold Lettings Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	
(81-91) B			67
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	