

# WITNEY

## Unit 23, Woolgate Shopping Centre

### PRIME UNIT – TO LET – SUBJECT TO VACANT POSSESSION



**\* CONFIDENTIAL – STAFF UNAWARE \***

#### LOCATION

The Woolgate Centre is the prime shopping centre in the heart of the affluent market town of Witney, Oxfordshire. The scheme is anchored by **Waitrose** with other key tenants including **Next**, **Superdrug**, **Just for Pets**, **TG Jones**, **Waterstones**, **Costa** and **Charles Clinkard**, and also hosts a strong range of local independent retailers including **Lynwood & Co**. The scheme also benefits from a free 800-space shoppers car park.

#### ACCOMMODATION

The premises are arranged over ground and first floor and provide the following approximate floor areas:-

<b>Ground Floor</b>	1,099 sq ft	102 sq m
<b>First Floor</b>	198 sq ft	18.4 sq m

#### LEASE TERM

Subject to vacant possession, the unit is available by way of a new lease for a term to be agreed.

#### RENTAL

Available on request.

#### SERVICE CHARGE

**£10,634.57** per annum.

#### INSURANCE

**£174** per annum.

#### RATING

The property is assessed for rates as follows:

Rateable Value:	<b>£45,750 pa</b>
UBR 2026/27:	<b>38.2p</b>
Estimated Rates Payable:	<b>£17,477 pa</b>

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

#### EPC

Available on request.

#### LEGAL COSTS

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

#### VIEWING AND FURTHER INFORMATION

Separate leasing brochure also available upon request. All viewings should be made strictly via appointment only.

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Date: April 2026

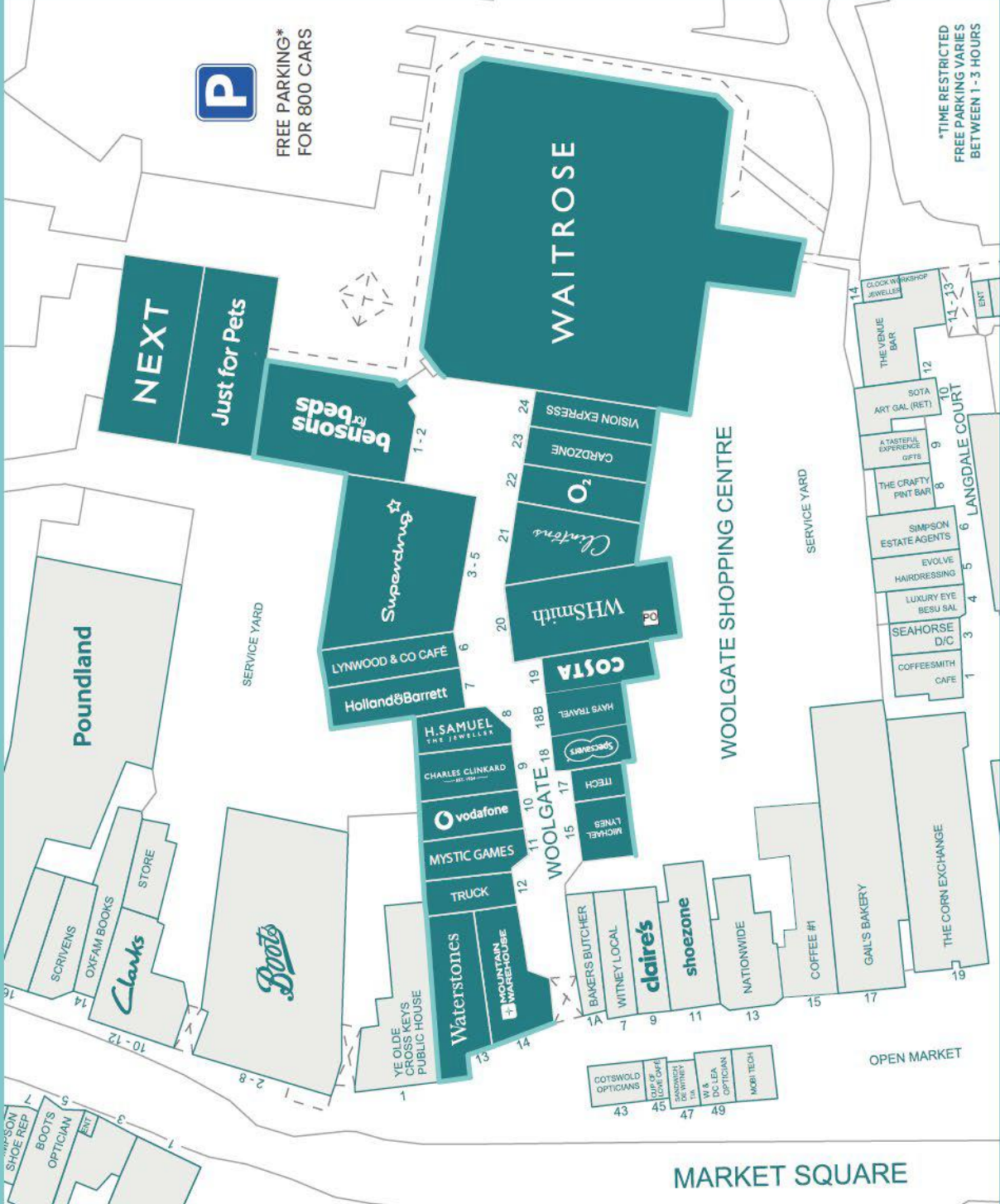
Market Square,  
Witney  
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For further information including  
current availability and floor plans,  
please contact:

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