

WITNEY

Unit 6, Woolgate Shopping Centre

PROMINENT PRIME UNIT – TO LET



LOCATION

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

The unit has potential for external seating.

ACCOMMODATION

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

| | | |
|---------------------|-------------|----------|
| Ground Floor | 1,260 sq ft | 117 sq m |
| First Floor | 697 sq ft | 65 sq m |

LEASE TERM

The unit is available by way of a new lease for a term to be agreed.

RENTAL

Available on request.

SERVICE CHARGE

The current service charge is approximately **£12,106** per annum.

INSURANCE

£287 per annum.

RATING

The property is assessed for rates as follows:

| | |
|--------------------------|-------------------|
| Rateable Value: | £48,250 |
| UBR 2024/25: | 49.9p |
| Estimated Rates Payable: | £24,077 pa |

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 with the sole agents, FMX.

FMX Urban Property Advisers

Nick Symons

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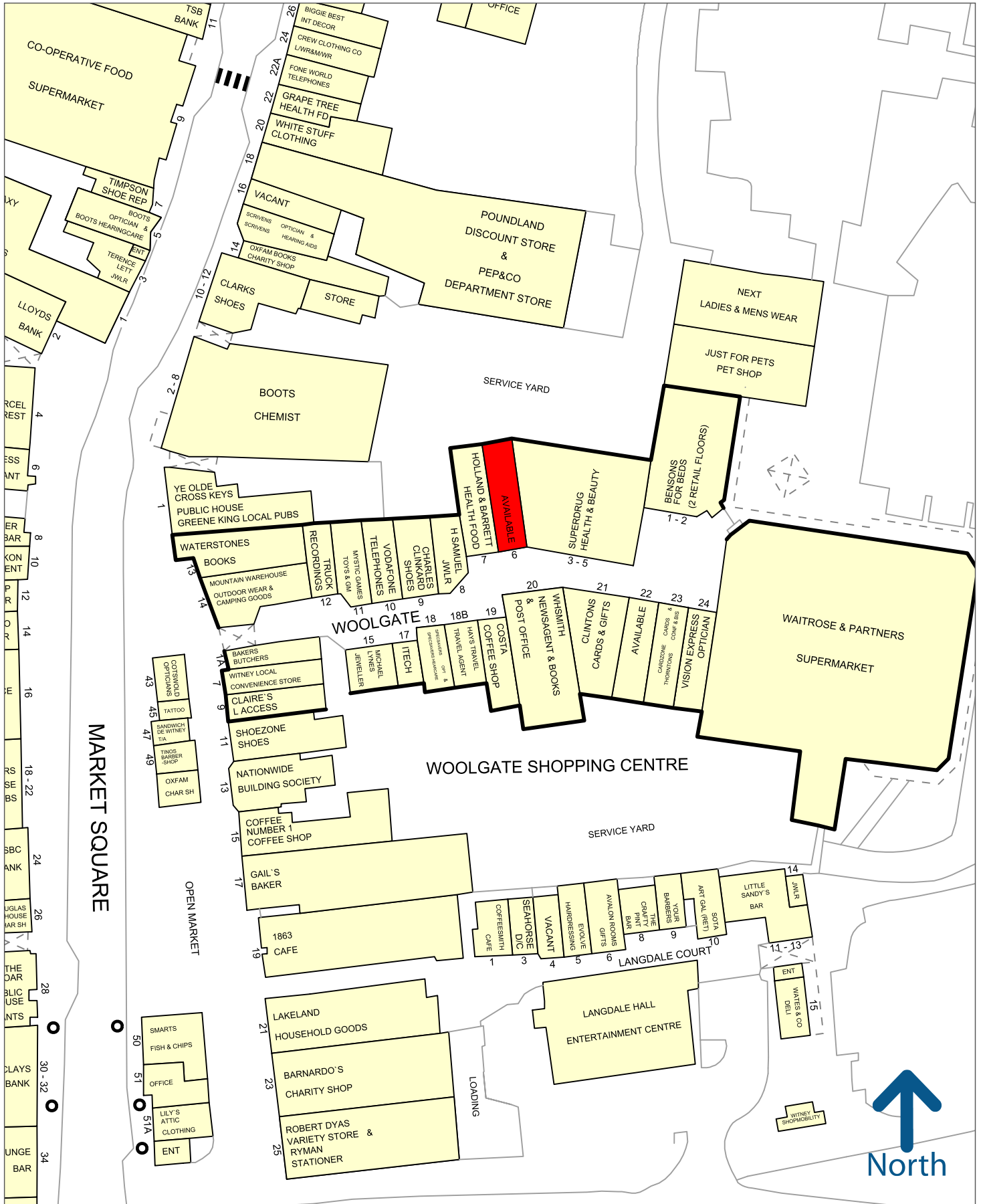
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50 metres

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