

# PRIME CORNER RETAIL UNIT TO LET

jackson  
criss

West End House, 11 Hills Place  
London W1F 7SE

+44(0)20 7637 7100  
www.jacksoncriss.co.uk

## WITNEY – 14 MARRIOTTS WALK



### TO LET

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews

### RENT

Upon application.

### FLOOR AREAS

The retail units are available separately or can be combined to provide the below approximate floor areas.

14a:	572 sq ft	53.14 sq m
14b:	533 sq ft	49.52 sq m
Unit 14 (combined):	1,105 sq ft	102.66 sq m

### SERVICE CHARGE

Service Charge information is available upon request.

### EPC

Unit 14a – D(76)  
Unit 14b – C(63)

### RATEABLE VALUE

Unit 14a – £19,500  
Unit 14b – £18,250  
Unit 14 (combined) – To be reassessed

*Occupiers will be entitled to 100% rates relief for the 2020/21 period.*

**SUBJECT TO CONTRACT & SUBJECT TO VACANT POSSESSION**

- Witney was ranked the 2nd most lockdown resilient town in the UK by Property Week and CACI.
- Witney is an affluent and popular market town located just outside of Oxford.
- The scheme is anchored by Marks & Spencer and Cineworld.
- The aspirational tenant mix includes Crew, Fat Face, Hobbs and Phase Eight.
- Marriotts Walk is supported by a free 650 space car park
- Under the new E Use Class the property could be used as a **shop, café, restaurant, nursery or gym** without the need for a planning application.



IMPORTANT NOTICE: Jackson Criss, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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## VIEWING

All enquires to:

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020 7637 7100

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020 7637 7100

Or via joint agents:

**Lunson Mitchenall**

020 7478 4950

### Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

MARRIOTTS CLOSE

ACCESS ROAD



(650) (ESTIMATED)

VACANT

MARKS & SPENCER  
VARIETY STORE

SERVICE YARD

ACCESSORIZE  
LADIES ACCESSORIES

AVAILABLE

HOBBS  
FOOTWEAR

PHASE EIGHT  
LADIES WEAR

TRESPASS  
OUTDOOR WEAR  
& CAMPING GOODS

FAT FACE  
ES & MENS WEAR

CAFFE NERO  
COFFEE SHOP

BUSINESS  
SERVICES  
OFFICE  
FRANKIE  
& BENNY'S  
ITALIAN  
RESTAURANT  
L1

CINEWORLD  
CINEMA

CAFE ROUGE  
FRENCH RESTAURANT

AVAILABLE

NEW LOOK  
LADIES & MENS WEAR

AVAILABLE

JOJO MAMAN BEBE  
C/WR & NURS GDS

CREW CLOTHING CO  
LADIES & MENS WEAR

THE SHOP

SUBWAY  
SANDWICH  
BAR

THE CURRY PARADISE  
INDIAN  
REST

DELICE  
CAFE

LADBROKES  
BETTING OFFICE

HUFFKINS  
RESTAURANT

CAROLINE  
JANE

SERVICE YARD

MEADOW COURT

DWELLINGS  
55A - 55E

THE OLD MILL FACTORY  
INTERIOR DECORATIONS

CHAPTERS  
HAIRDRESSING

DENSHAMS  
BUTCHER

VAC BANK  
/FIN

NICHE  
BEAU  
SAL

HART  
COMPANY  
CLOTHING

JASON'S  
FLORIST

LUKE ANDERSON  
HAIRDRESSING

THE CURRY PARADISE  
INDIAN  
REST

DELICE  
CAFE

LADBROKES  
BETTING OFFICE

HUFFKINS  
RESTAURANT

CAROLINE  
JANE

HIGH STREET

52

51

50

49

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47A

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37A

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