

UNIT 6, MARRIOTTS WALK WITNEY, OX28 6GW

LUNSONMITCHENALL



LOCATION

Witney is a busy, affluent Oxfordshire market town, 13 miles outside of Oxford City Centre. Marriotts Walk Shopping Centre is anchored by **Marks & Spencer**, **Debenhams** and **Cineworld**. The scheme is supported by a free 650 space car park and residential accommodation above the retail.

Unit 6 is adjacent to the entrance of **Marks & Spencer**. Other retailers within the scheme include **Fat Face**, **Crew Clothing**, **New Look** and **Monsoon**.



ACCOMODATION

The unit provides the following approximate net internal floor areas:-

Ground Floor	140.74 sq m	1,515 sq ft
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RENT

Rental offers are sought in the region of **£45,000 per annum exclusive** of service charge, insurance, rates and VAT.

TENURE

The premises is available on a new effectively full repairing and insuring lease for a term by arrangement with 5 yearly upward only rent reviews.

RATES

The rateable value is yet to be assessed.

SERVICE CHARGE

The service charge for 2019 is **£7,884 per annum**.

COSTS

Each party is to be responsible for their own legal costs.

CODE OF PRACTICE

The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available on request.

VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

AVAILABILITY

Available immediately.

EPC

To be re-assessed.

VIEWING / FURTHER INFORMATION

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Emma Charlesworth: emmac@lunson-mitchenall.co.uk

0207 478 4964

Or via our joint agents Jackson Criss

020 7637 7100

Subject to Contract – January 2019

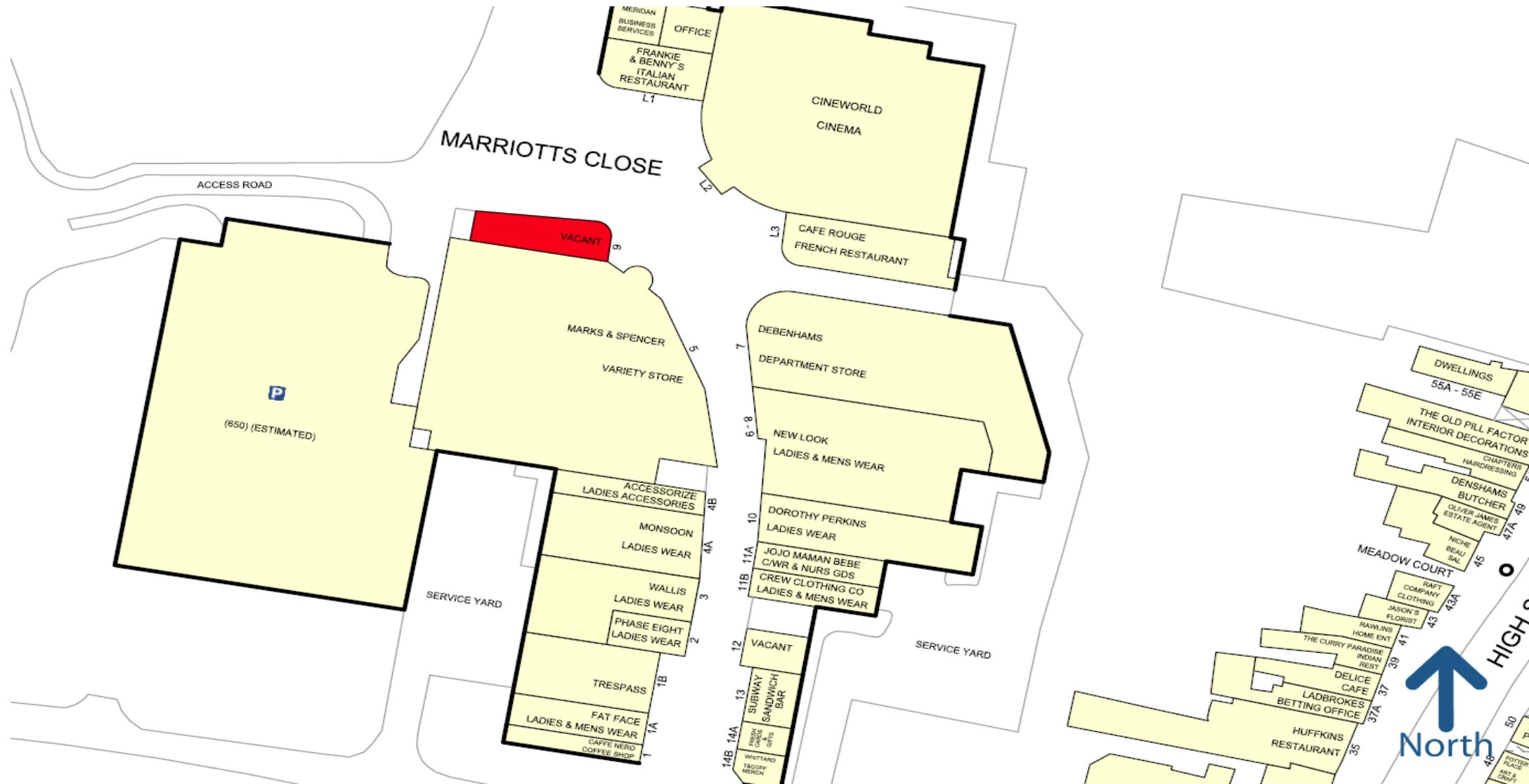
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