

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 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



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.

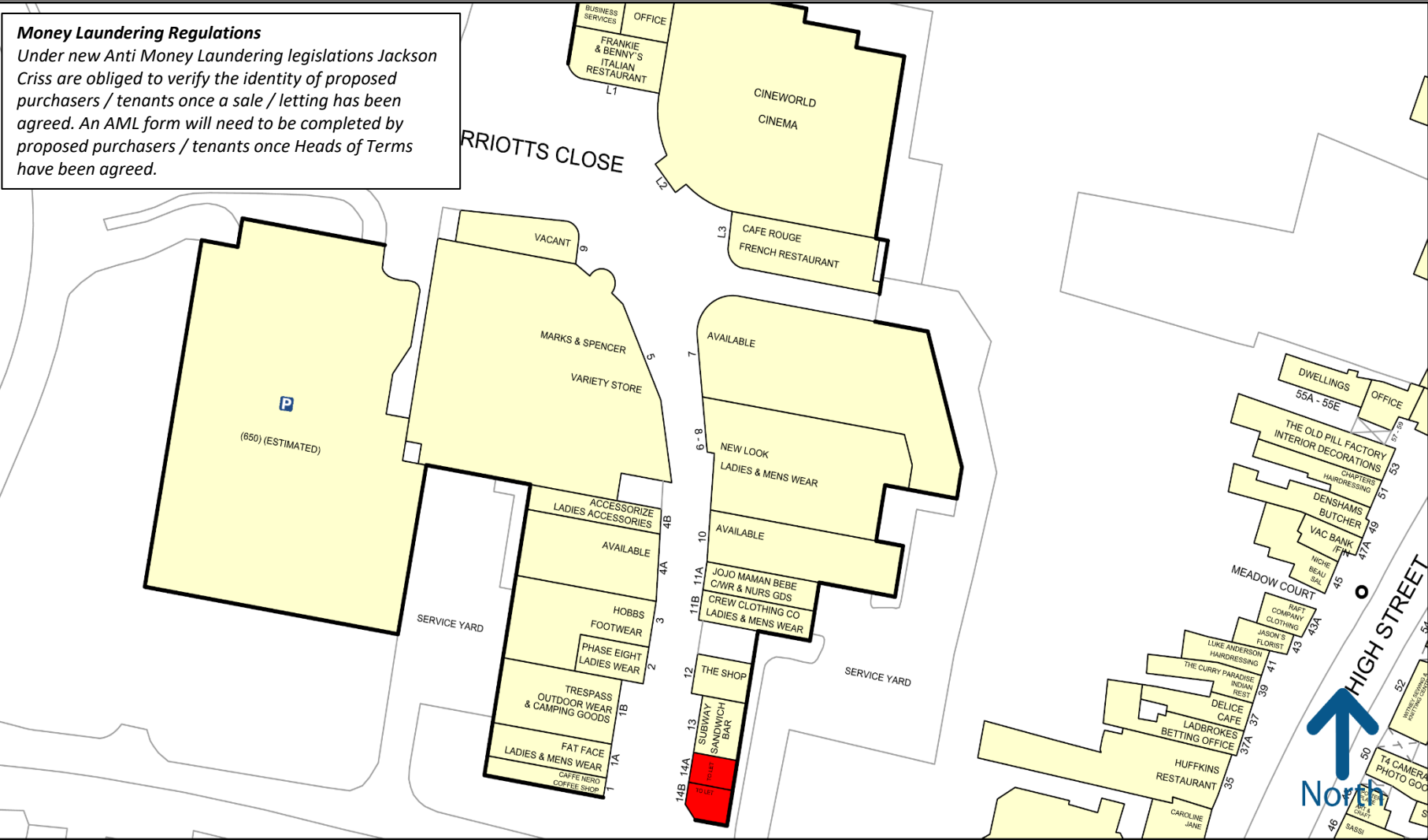
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Money Laundering Regulations
Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers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



VIEWING

All enquires to:

Dan Turner
dant@jacksoncriss.co.uk
020 7637 7100

Andrew Criss
andrewc@jacksoncriss.co.uk
020 7637 7100

Or via joint agents:

Lunson Mitchenall
020 7478 4950



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