

26 Market Square,
Witney, Oxfordshire OX28 6BB
Freehold Retail and Dental Surgery Investment

Lot 1

£44,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	110.35 sq m	(1,188 sq ft)	HELEN & DOUGLAS HOUSE	10 years from 08/04/2015	£33,000	08/04/2020 (08/04/2025)
First	Dental	62.89 sq m	(677 sq ft)	INDIVIDUALS	Approx 12 years from 26/05/2015	£11,000	24/06/2017 (23/06/2027)
Second	Surgery	27.41 sq m	(295 sq ft)	t/a Witney Dental Practice			
Totals		200.65 sq m	(2,160 sq ft)			£44,000	

(1) Helen & Douglas House (Registered Charity No.1085951) was incorporated in 2000 and employs approximately 280 people and trades from some 40 shops (Source: www.helenanddouglas.org.uk).

Key Details

- Let to Helen & Douglas House Charity until 2025 and Witney Dental Practice until 2027
- Affluent and attractive Cotswold town
- Approximately 30 metres from the Woolgate Shopping Centre
- Nearby occupiers include HSBC and Barclays banks, Pizza Express and Boots the Chemist

On behalf of SIPP Trustees

Location

Miles: 13 miles west of Oxford
14 miles south of Chipping Norton
60 miles north-west of London
Roads: A40, M40
Rail: Hanborough Railway Station,
Oxford Railway Station
Air: London Heathrow Airport

Situation

Witney is an affluent and historic Cotswold market town situated some 13 miles west of Oxford. The property is situated on the west side of Market Square in Witney town centre. Nearby occupiers include HSBC and Barclays banks, Pizza Express and Boots the Chemist. The Woolgate Shopping Centre is situated some 30 metres to the north, where occupiers include Waterstones, Waitrose and Holland & Barrett.

Description

The property comprises a ground floor retail unit and a self-contained dental surgery on the first and second floors. The property benefits from rear and side access from both Market Square and Marlborough Lane.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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