

WITNEY  
OX28 6HG

# HIGH STREET

FREEHOLD INVESTMENT WITH  
Conversion / Redevelopment POTENTIAL (SPP)

 GrayPoint

# INVESTMENT SUMMARY



HIGH STREET | WITNEY OX28 6HG

## FREEHOLD

*Retail Investment with  
Conversion / Redevelopment Potential (spp)*

- 28 High Street, Witney is a prominently positioned attractive and imposing period building, occupied by three retail tenants each with their own individual street-level and rear courtyard access, producing a combined annual passing rent of £62,000
- Within 28 High Street, Witney, there is 901 sq. ft. GIA of vacant space with redevelopment potential (spp)
- The property is well-located on a busy main road offering buoyant retail pitches with strong tenant demand and rental growth prospects

THE VENDOR IS SEEKING OFFERS IN THE REGION OF

# £950,000

(Nine Hundred Fifty Thousand Pounds)  
exclusive of VAT and subject to contract.

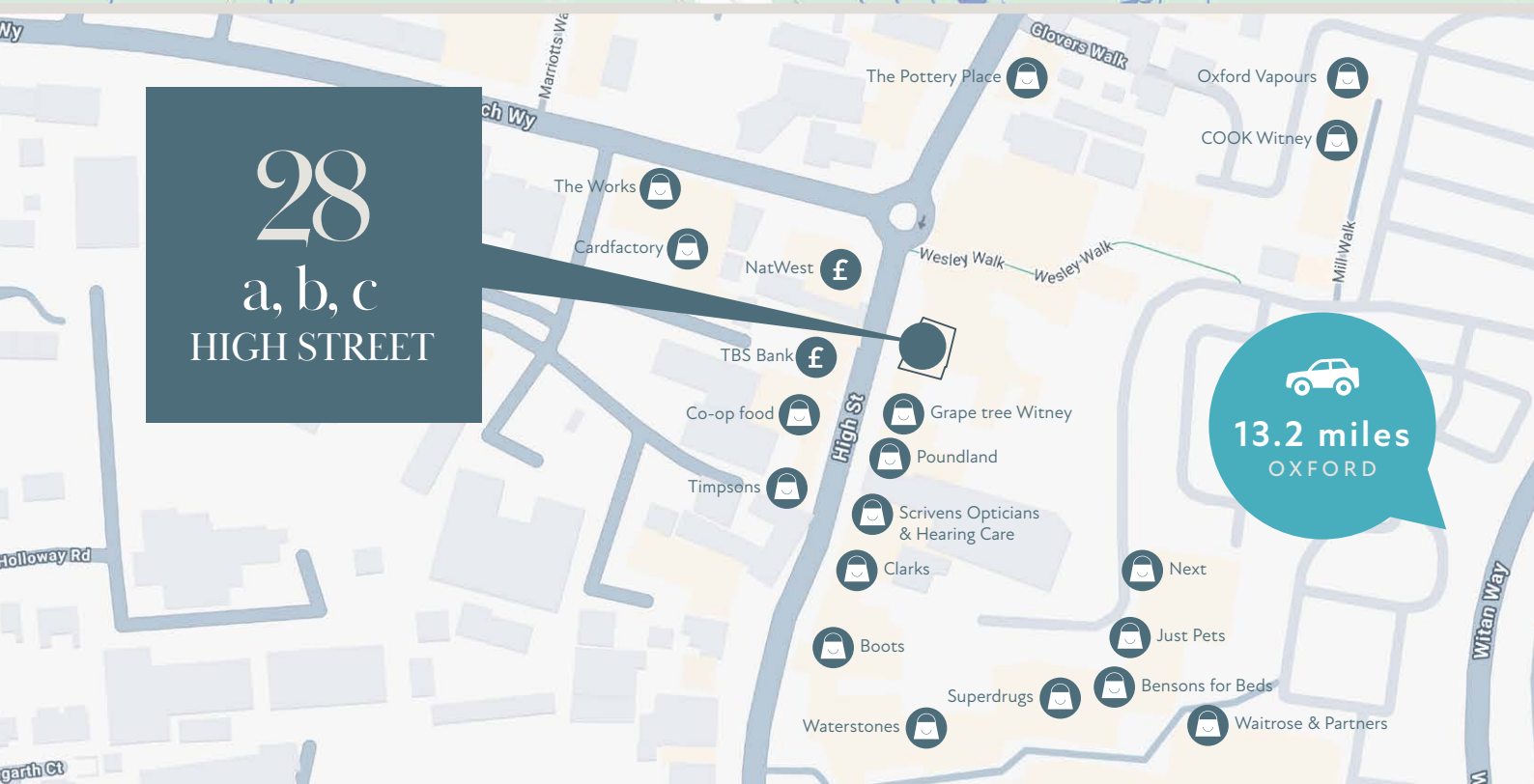
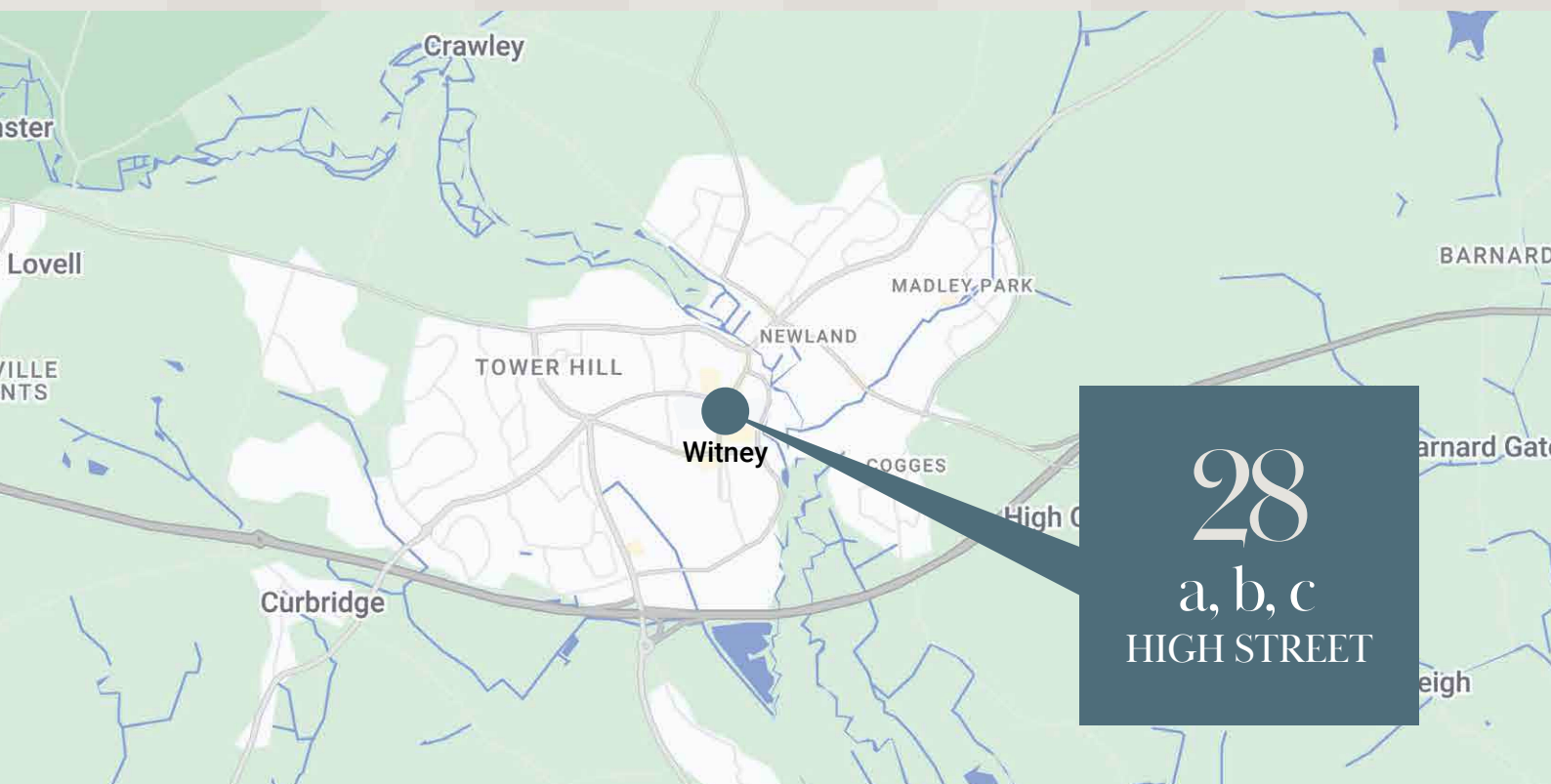
## EPC RATINGS

28 & 28a	High Street, Witney	93 D
28b	High Street, Witney	43 B
28c	High Street, Witney	77 D

# LOCATION

WITNEY | OX28 6HG

UNITS 28, 28a, 28b & 28c, HIGH STREET



# HIGH STREET WITNEY

The vibrant market town of Witney is situated on the River Windrush and is renowned for its beautiful medieval church, the historic Buttercross building and Church Green.

This is a popular destination for shoppers who are drawn to the bustling high street with numerous national and local retailers, including The Woolgate Shopping Centre in Market Square which comprises amongst others, Mountain Warehouse, Superdrug, Bensons for Beds and Waitrose.

Conveniently located on the A40 approximately 12 miles west of Oxford and 24 miles east of Cheltenham.

Excellent transport links to the M40 and national motorway network.

## *Travel Times from Witney High Street*

OXFORD	34 minutes
CHELtenham	50 minutes
READING	60 minutes
CENTRAL LONDON	1 hour 44 minutes



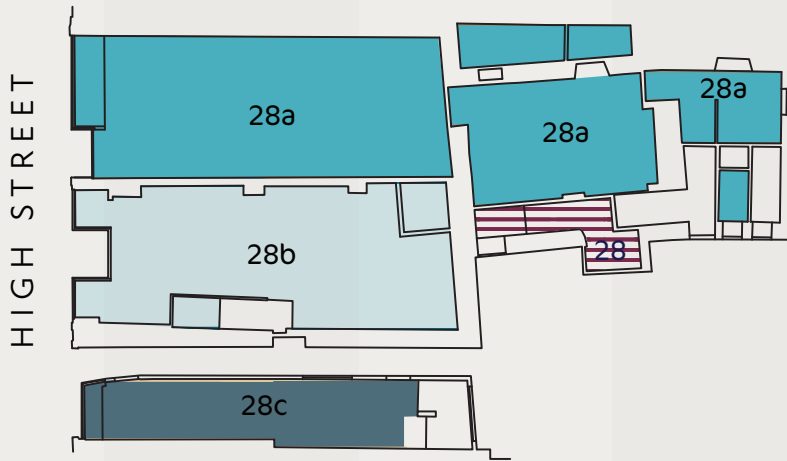
# TENANCY SCHEDULE

TENANT	FLOOR	SQ. FT. GIA	SQ. FT. NIA	RENT PA	TERM (YEARS)	LEASE START	RENT REVIEW	BREAK OPTION TENANT ONLY	LEASE EXPIRY
<b>RETAIL - RECRUITMENT GROUP</b>									
28a High Street Witney OX28 6HG	Ground	1,195	1,008	£27,000	5	11/6/25	11/6/28	11/6/28	10/6/30
	First	520	271						
	Second	343	157						
<b>RETAIL - BLUE CROSS</b>									
28b High Street Witney OX28 6HG	Ground	578	545	£25,000	5	12/3/22	-	-	11/3/27
	First	705	538						
	Second	503	398						
<b>RETAIL - HARE WITNEY</b>									
28c High Street Witney OX28 6HG	Ground	278	234	£10,000	13	12/5/25	15/8/26 every 3 yrs thereafter	15/8/28	14/8/38
	First	249	185						
<b>OFFICE - POTENTIAL REDEVELOPMENT</b>									
28 High Street Witney OX28 6HG	Ground	68	-	£0	0	-	-	-	-
	First	833	542						
<b>TOTAL</b>		<b>5,272</b>	<b>-</b>	<b>£62,000</b>					

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## UNITS 28, 28a, 28b & 28c, HIGH STREET

A measured survey of the property has been undertaken in accordance with the guidelines as described in the Code of Measuring Practice (6th Edition). The Net Internal Areas are as follows:



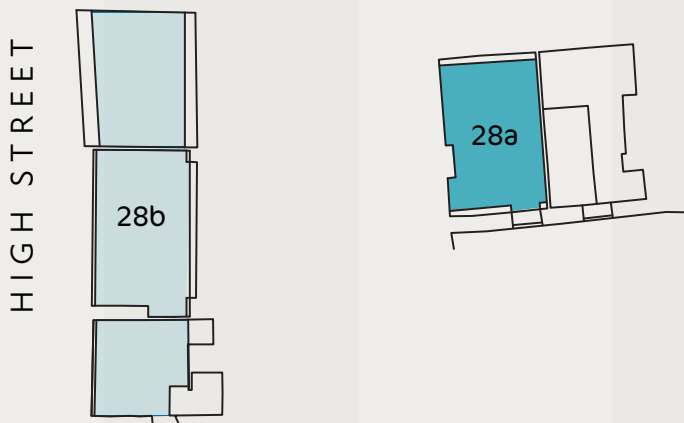
### Ground Floor Net Internal Areas

	28 - access to vacant office		
	28a-NIA	93.6 sq. m.	1,008 sq. ft.
	28b-NIA	50.6 sq. m.	545 sq. ft.
	28c-NIA	21.7 sq. m.	234 sq. ft.
<b>TOTAL:</b>		<b>165.9 sq. m.</b>	<b>1,787 sq. ft.</b>



### First Floor Net Internal Areas

	28-NIA	50.4 sq. m.	542 sq. ft.
	28a-NIA	25.2 sq. m.	271 sq. ft.
	28b-NIA	50.0 sq. m.	538 sq. ft.
	28c-NIA	17.2 sq. m.	185 sq. ft.
<b>TOTAL:</b>		<b>142.8 sq. m.</b>	<b>1,536 sq. ft.</b>



### Second Floor Net Internal Areas

	28a-NIA	14.6 sq. m.	157 sq. ft.
	28b-NIA	37.0 sq. m.	398 sq. ft.
<b>TOTAL:</b>		<b>51.6 sq. m.</b>	<b>555 sq. ft.</b>

\* all plans are not to scale

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## CONTACT



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