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# Taylor & Fletcher



Workshop to the rear of 2-4 Market Square, Witney, OX28 6AN

Guide Price £175,000



## Workshop to the rear of 2-4 Market Square, Witney, OX28 6AN

*A rare opportunity to purchase a flexible 1,600 sq ft industrial unit, with concrete hardstanding located within the centre of Witney.*

- **Town centre location behind the High Street**
- **Concrete hardstanding**
- **Flexible accommodation, including mezzanine**
- **Shipping containers included**

### LOCATION

The workshop is situated close to the heart of Witney, an historic market town in West Oxfordshire, on the periphery of the Cotswolds National Landscape. Famous since the middle ages for its woollen blankets, Witney is now a thriving town with excellent local amenities and facilities making it both an attractive residential and commercial centre with a wide selection of shops including Waitrose, Marks & Spencer and Sainsburys as well as a strong retail scene of stores including Next, Crew Clothing, Fatface and White Stuff. There is also a variety of coffee shops and eateries. Witney is well placed for several local attractions including, Blenheim Palace, The Farmers Dog pub, The Cotswold Wildlife Park and the city of Oxford. There are main line rail services to London Paddington (80 minutes) at Long Hanborough (5 miles), Charlbury (9 miles) and Oxford Parkway (12 miles) and a comprehensive local bus network.

### DESCRIPTION

This property is a rare chance to buy a flexible industrial unit of about 1,600 sq ft, located just a few metres from Witney High Street.

The building is split into two main sections. There is an entrance reception area, a ground-floor workshop (361 sq ft), and a first-floor mezzanine office (342 sq ft) on one side. On the other side, there is a storage area with a roller shutter door

(552 sq ft) and an additional mezzanine (336 sq ft).

Outside, there is a secure, gated concrete yard that includes two shipping containers, which are part of the sale. Parking is also included for several vehicles.

### TENURE

Freehold.

### USE

We understand the current use to be class B8. Prospective purchasers are advised to consult with the local authority to confirm this.

### SERVICES

The property has a single phase electricity supply, but we don't believe there is a water supply or drainage connected to the property.

### BUSINESS RATES

We understand the premises are not currently registered for Business Rates.

### VAT

We understand VAT is not applicable on the guide price.

### EPC

The property has an EPC rating of D - 93, and is valid until 23rd September 2031.

### LOCAL AUTHORITY

West Oxfordshire District Council, Witney, OX28 1NB; Tel: 01993 861000; [www.westoxon.gov.uk](http://www.westoxon.gov.uk).

## DIRECTIONS

Heading into Witney on the A40, from the direction of Burford, take the A415/Ducklington Lane exit from A40 Follow Ducklington Ln/A415 and Welch Way. Going past the Marriotts Walk shopping centre on your left, turn right immediately after the Nuffield Medical Centre, leading to a car park and onto the unit straight ahead.

## WHAT3WORDS

///sugar.link.jelly

## VIEWINGS

Viewings are to be conducted by prior appointment only with the sole agents Tayler and Fletcher, by contacting

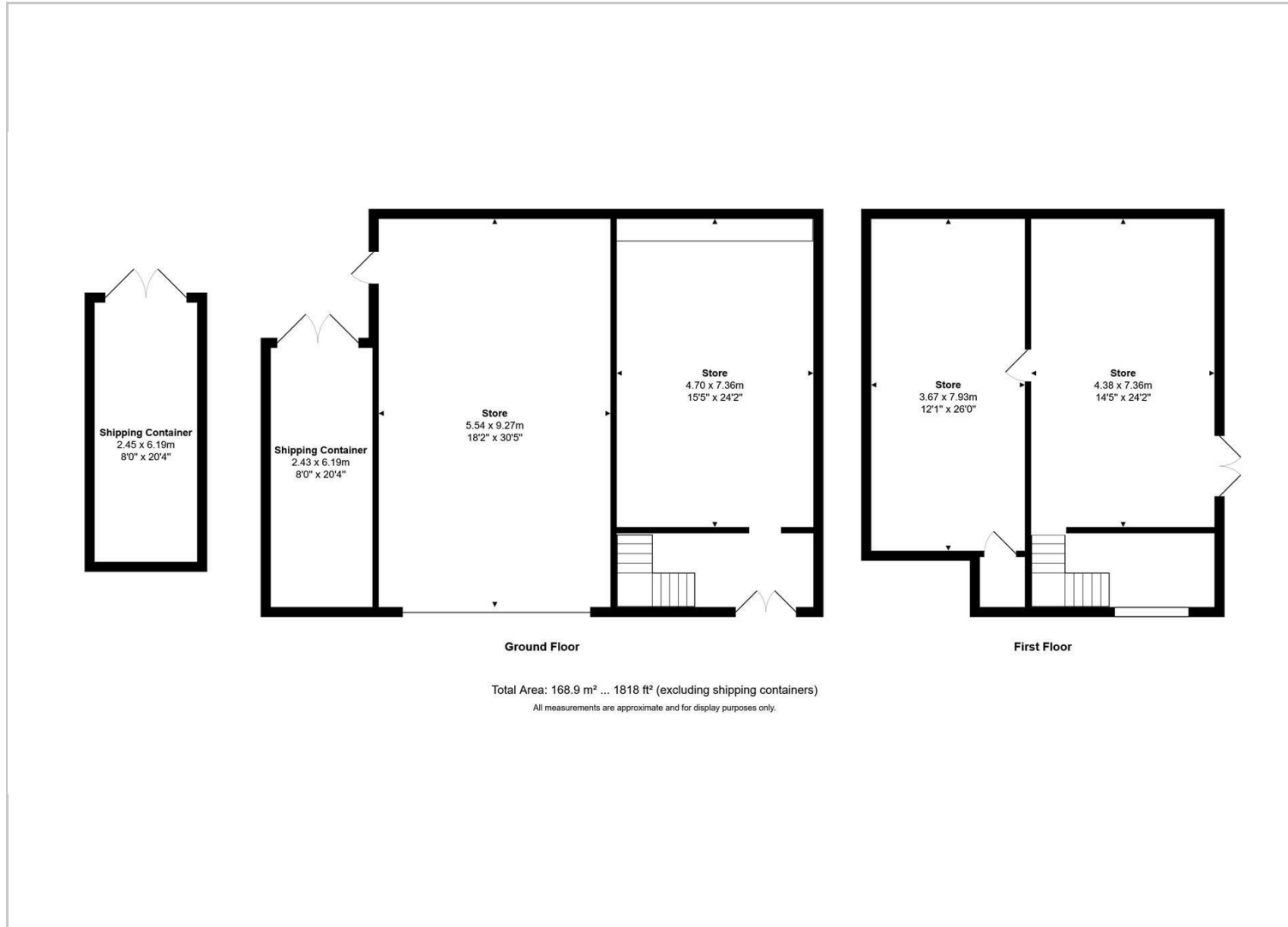
Oliver Evans on

oliver.evans@taylerandfletcher.co.uk or by calling

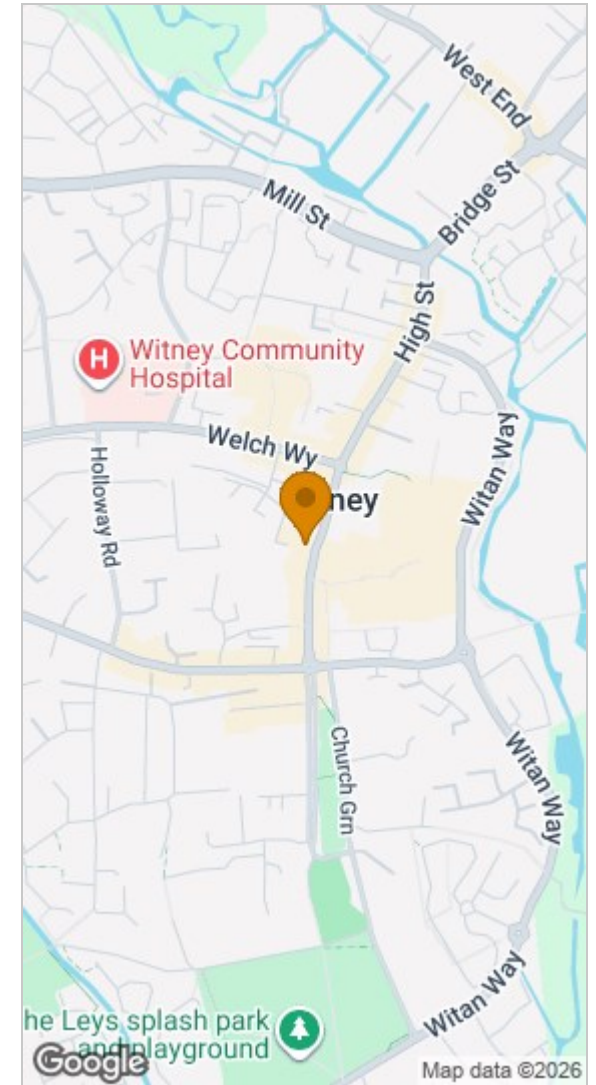
01451 830383.



## Floor Plan



## Area Map



## Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

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