



GROUND AND FIRST FLOOR OFFICES WITH PRIVATE CAR PARKING IN RURAL LOCATION;
1,379 sq.ft. (137.38 sq.m)

LINDEN HOUSE, 93 HIGH STREET, STANDLAKE, OX29 7RH

TO LET

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LOCATION

Standlake is a desirable village approximately 5 miles southeast of Witney and 7 miles west of Oxford. Whilst its residential population is relatively small within the old part of the village there is considerable business activity within the immediate vicinity.

This includes Lincoln Farm Leisure park, fisheries and a substantial industrial estate just a few minutes' drive on the A415 Witney Road.

The premises themselves are located in a residential area with the old part of the village secluded from the main road. It is an attractive and peaceful location.

DESCRIPTION

The premises comprise a purpose built two storey office building in a chalet bungalow style which incorporates Dormer windows to allow use of the first floor as offices. It is constructed of traditional methods with stone effect facing elevations beneath a dual pitched tiled roof.

Heating is supplied by electric storage/convactor heaters with lighting mainly fluorescent tube. There are WC facilities on each floor. The electricity supply is such that floors can be let separately if necessary.

The premises are carpeted and well maintained.

They benefit from an entrance hall with toilet and kitchenette facilities off this with offices to either side.

Offering versatile accommodation the premises offer an opportunity to acquire offices with car parking in a quiet rural location but close to the main road connections.

ACCOMMODATION

Ground Floor - 910 sq.ft (including kitchenette area) 84.5 sq.m

First Floor 569 sq.ft. (including kitchenette area) 52.88 sq.m

Total 1,479 sq.ft. 137.38 sq.m

PLANNING

There is a planning restriction on the premises to allow them to be used only for purposes within Class B1 (a) and (b) of the Town and Country Planning (Use Classes) Order and for no other purposes whatsoever unless formally agreed with the Local Planning Authority. This is, in effect office and research use only. Further enquires with regard to a change of use should be made to West Oxfordshire District Council planning@westoxon.gov.uk

RATEABLE VALUE

The premises have a listing under the 2026 rating list of £16,750

This is NOT the rates you pay.

TENURE

The offices is available to let on new effective full repairing lease for an initial 10 year term with a rent review at the fifth year or other otherwise by negotiation.

There will be a service charge for common repairs, parts and insurance.

RENT

We are instructed to quote an initial rental of £20,000 per annum exclusive of rates and all other outgoings.

EPC

The premises are currently being assessed for EPC

VAT

All figures quoted exclude VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through Bruce Raybould

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