

PRIME SHOP TO LET / FOR SALE

15 THE TOWER CENTRE, CARTERTON

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Retail property expertise

- Prime retailing location which is suitable for A1, A3 and D1/D2 uses
- For sale or to let

LOCATION

Carterton is a popular Oxfordshire town, providing good access to the A40 and communications to Swindon, Witney and Oxford. It is situated 15 miles west of Oxford and serves Brize Norton Air Base.

The subject property occupies a prime retailing location on Alvescot Road and forms part of the Tower Centre. It is located at the centre of the pedestrianised retail area, which benefits from its own free car park.

Retailers in the immediate vicinity include **Costa, Barclays, Dominos, Lloyds Pharmacy/Bank and Co-op Travel.**

TENURE

The subject property is available for a freehold sale at a price of £375,000 exclusive of VAT.

The premises can also be let as a whole for £32,500 pax. Alternatively it can be split as a two individual units. Further information available upon request.

RATES

Rateable value (18/19) £35,500

Interested parties should verify these figures with the Valuation Office (www.gov.uk).

ACCOMMODATION

The premises are arranged over ground floor only and provide the following approximate net internal floor areas:

Ground Floor Sales: 160.7 sq m 1,730 sq ft
Ground Floor Ancillary: 9.75 sq m 105 sq ft

*The Landlord is willing to potentially split the unit and is therefore open to options in respect of retailer's size requirements.

SPECIFICATION

The premises could readily be returned to an open plan configuration or adapted to suit the purposes of a range of potential occupiers.

COSTS

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



INSPECTIONS

Viewing is strictly by appointment with:

Nick Carvey
0207 182 7496
nick@fawcettmead.co.uk

Or via our joint agent **Benedicts Property Consultants** - 01993 771877

SUBJECT TO CONTRACT

