

PRIME SHOP TO LET

15 THE TOWER CENTRE, CARTERTON

7-8 Conduit Street, London,
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Retail property expertise

- Prime retailing location which is suitable for A1, A3 and D1/D2 uses
- Potential to split the property into 2 separate units

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**.

RENT

£39,500 pax

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

RATES

Rateable value (17/18) £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



INSPECTIONS

Viewing is strictly by appointment with:

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

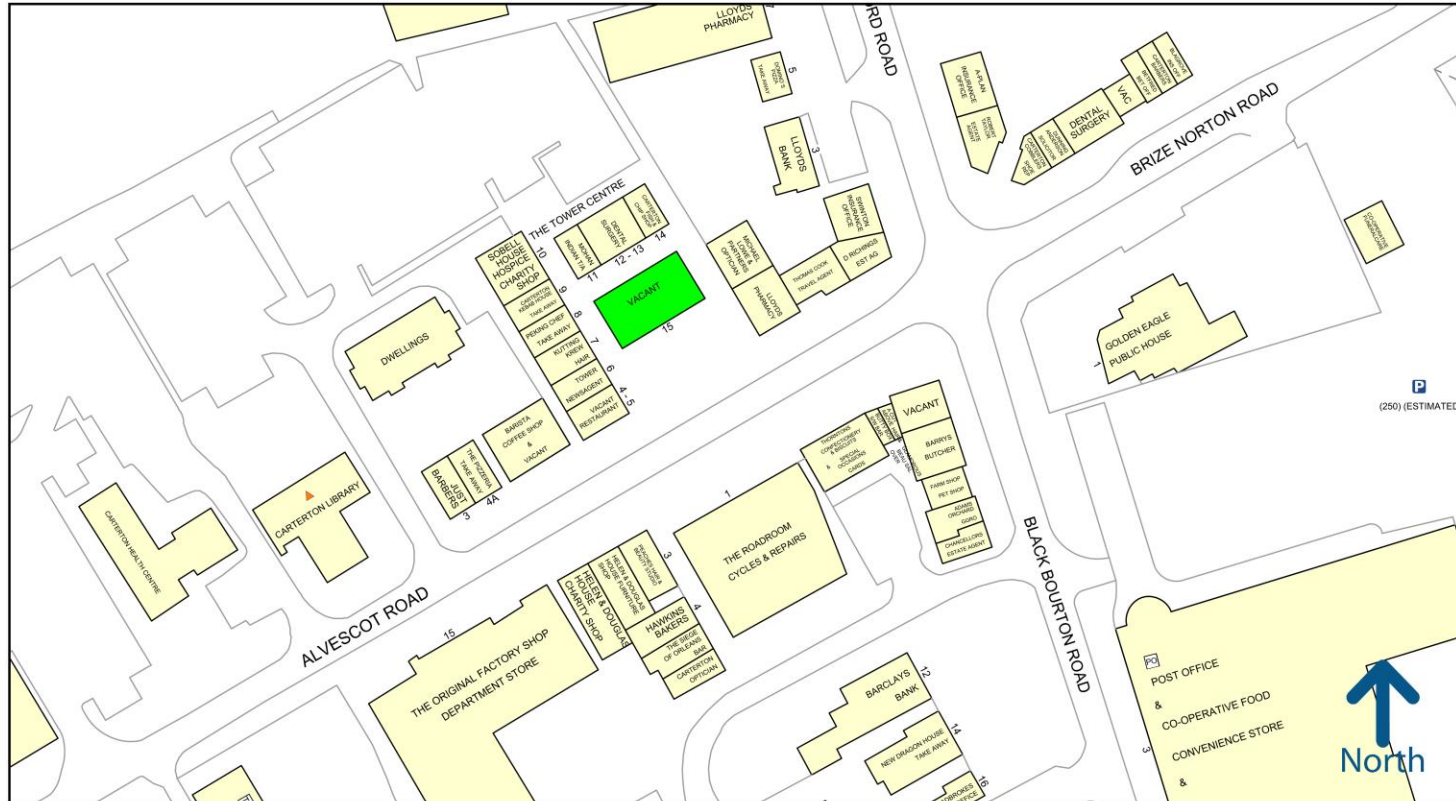
Or via our joint agent **Benedicts Property Consultants** - 01993 771877

SUBJECT TO CONTRACT

15 THE TOWER CENTRE, CARTERTON



Carterton



50 metres

Experian Goad Plan Created: 16/05/2017
Created By: Fawcettmead



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