



RARE OPPORTUNITY TO ACQUIRE FREEHOLD OFFICES IN
WITNEY, OXFORDSHIRE

RIVERSIDE HOUSE, 1,2 AND 3 WITAN WAY, WITNEY, OX28 6FE

FOR SALE FREEHOLD

1,2 AND 3 WITAN WAY, WITNEY, OX28 6FE

LOCATION

The premises are located in a prominent location in Witney at the north side of the junction of Witan Way and The High Street.

The premises are therefore only a short walk to the main retail area including Waitrose and many other national retailers or Windrush Park and Leisure Centre.

Witney itself is located just off the A40 Oxford to Cheltenham Road and is currently undergoing strategic development of both residential and commercial properties to its western side.

It is a busy and successful town in West Oxfordshire. The population in 2021 was approximately 31,000 but has grown substantially since and is due further expansion.

DESCRIPTION

The premises comprise a purpose built office scheme originally constructed as three separate units. The current occupier has subsequently acquired all three and merged them into one office building over two and three storeys.

There is car parking for approximately 24 cars to the rear.

The premises have gas central heating, large reception area and ample staff facilities including a lift for disabled running to the first floor. Laid mainly to open plan at first floor level but with a number of enclosed private offices at ground floor and fitted board room.

There is a mixture of perimeter and under floor trunking.

The property is capable of being subdivided back to their original format with floor areas as follows;

ACCOMMODATION

The premises are mainly over ground and first floor, however there is a small portion of unit 3 that is two storeys as can be identified below.

Each floor has it's own WC and kitchenette facilities with both ground floor and first floor benefitting from facilities for anyone who is physically disabled.

Measurements are approximate and on a net internal basis.

Unit 1 (front)

Gound floor	1,168 sq.ft. (108.5 sq.m.)
First floor	1,246 sq.ft. (115.8 sq.m)
	2,414 sq.ft. (224.3 sq.m)

Unit 2 (middle)

Ground floor	1,026 sq.ft. (95.3 sq.m).
First floor	776 sq.ft. (72.1 sq.m).
	1,802 sq.ft. (167.4 sq.m).

Unit 3 (rear)

Ground floor	963 sq.ft. (89.4 sq.m).
First floor	933 sq.ft. (86.8 sq.m)
Second floor (office)	454 sq.ft. (42.25 sq.m).
(store)	284 sq.ft (26.4 sq.m)
	2,634 sq.ft. (244.85 sq.m)

TOTAL ACCOMMODATION **6,850 sq.ft. 656.55 sq.m.**

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PLANNING

The premises are located within a conservation area and were originally constructed with an office consent. Use class orders have subsequently changed and further enquiries should be made of West Oxfordshire District Council 01993 861000

RATEABLE VALUE

The property is listed in the 2023 valuation list as having a rateable value of £112,000
This is NOT the rates that you pay.

TENURE

Premises are available on an unencumbered freehold basis



PRICE

We are instructed to invite offers of around £1,100,000 plus VAT if applicable

EPC

The premises benefit from EPC rating of

VAT

All figures quoted exclude VAT where applicable which IS applicable in this instance.

LEGAL COSTS

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

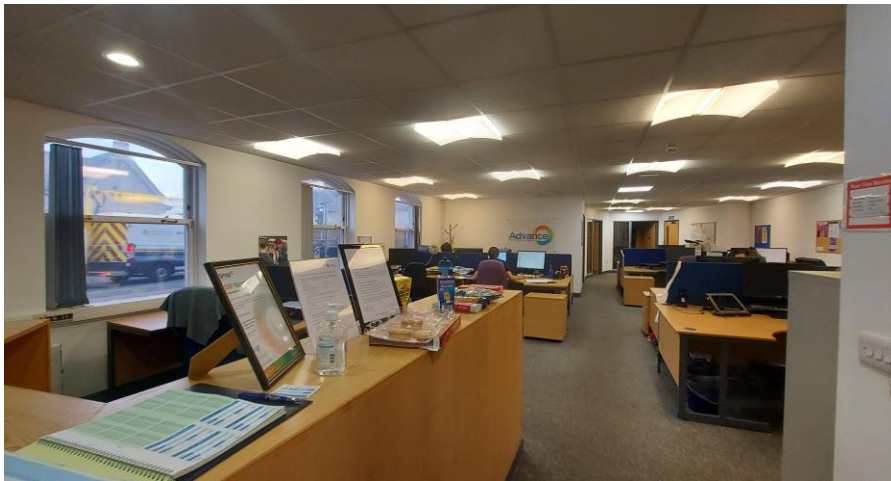
VIEWING

Strictly by appointment through Bruce Raybould

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