

Tel: **01844 261121**
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FIELDS

commercial property
land and new homes

To Let

Farm Shop, Rectory Farm, Waterperry, OX33 1LB

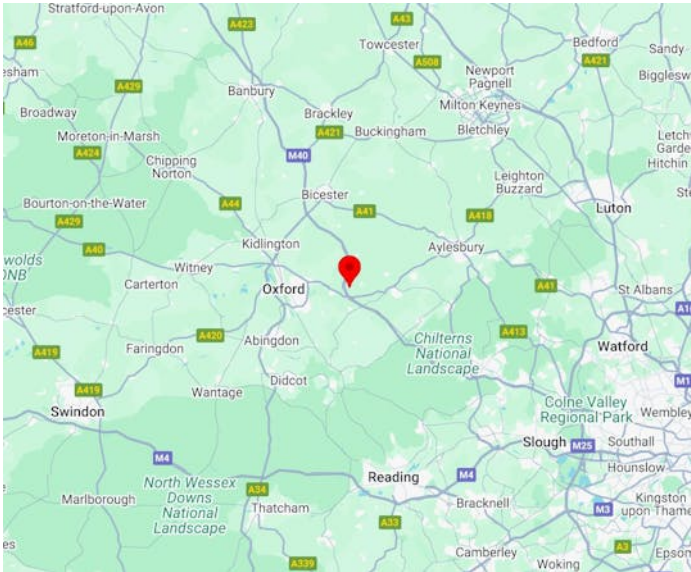


**Rare And High Quality Farm Shop / Food Production Unit Approx.
4,165 Sq Ft At Rectory Farm Adj Waterperry Gardens / Garden Centre**
Size: 4,165 Sq Ft
Rent: Rent On Application

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.
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Features:

- Rare and high quality farm shop / food production unit
- Well specified space approx. 4,165 Sq ft GIA
- Warehouse with 3-phase power and 3.6m eaves
- Excellent parking & overflow car park opposite

EPC - EPC exempt - EPC has been commissioned, will be available in less than 28 days

Location

The property has a large site with extensive parking and is located at Rectory Farm adj. Waterperry Gardens, approx. 7 miles from Oxford, 3 miles from the M40 Motorway J8, 5 miles from Thame and 13 miles from Bicester.

Description

A high-quality Farm Shop and Food Production / Kitchen Unit comprising steel portal frame building serving as the shop, and modular building HACCP compliant serving as the food production part. Ideal for continuation of the existing use, or possibly alternative uses within Class E.

Shop Unit with 3.6m eaves, 4.5m ridge, insulated roof, 3-phase power, light, concrete floor, male and female WCs, mezzanine Office (limited headroom) benefitting from retail use.

Food Production Unit with light and power, partial air-conditioning, comprehensive work and storage areas, and extensive cold store facilities. Parking directly outside and a further large car park opposite.

Rates

The property lies within the rating area of South Oxfordshire, according to which the rateable value is as follows:

Rateable value - Not listed

Rates Payable - N/a

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

Terms

A New Lease or License is available.

RENTAL: POA

VAT: Not applicable

Inventory of equipment (to purchase) available on request.

Viewings

Strictly by appointment with Fields.

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