



Bijou retail premises | 221 sq ft | Abingdon | Oxfordshire

Popular street for independent retailers

TO LET

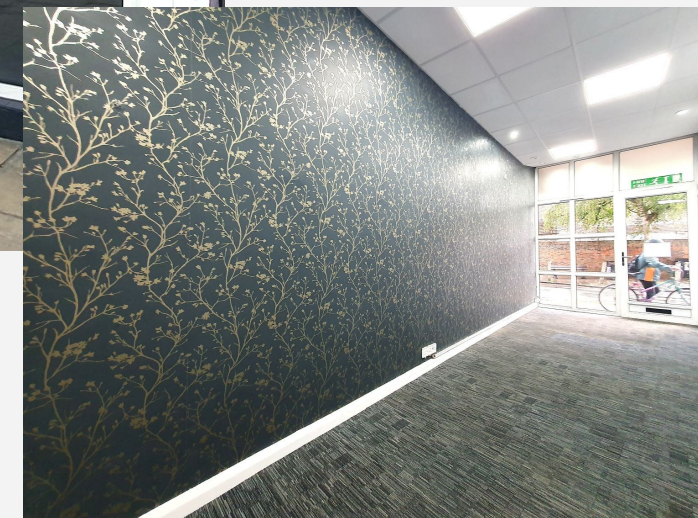
Address: 26 Bath Street
Abingdon
Oxfordshire

Postcode: OX14 3QH

Floor Area: 221 sq ft

Use: Class E

Rent: On Application



- Frontage onto Bath Street
- Popular Oxfordshire market town
- Open plan sales area
- Mezzanine store/office
- LED lighting
- Fully glazed shop front

Real Estate Advisors
For The
Thames Valley

Commercial Agency

Development

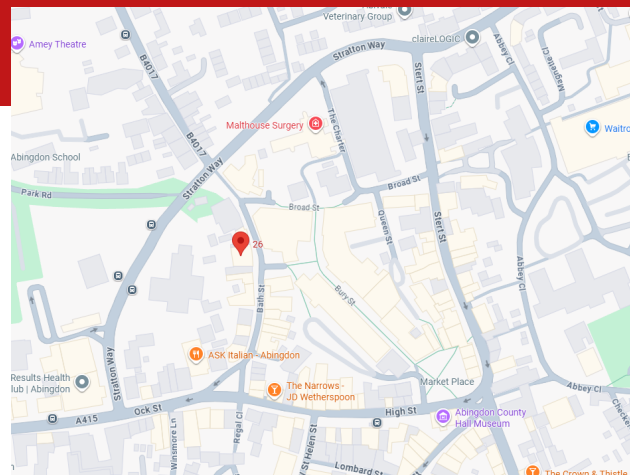
Investment

Angel Court
81 St Clement's
Oxford
OX4 1AW

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Description

Class E premises incorporating a fully glazed frontage and configured to provide an open-plan sales area at ground floor with a useful mezzanine level store / office. The premises benefit from WC facilities, internal storage space, suspended ceilings and LED lighting.

Location

The property fronts onto Bath Street in the town centre of Abingdon, which is an attractive market town situated approximately 7 miles south of Oxford.

There is free parking for two hours on Ock Street as well as free parking for up to two hours at the nearby Waitrose car park.

Nearby occupiers primarily comprise independent retailers and restaurants.

■ [Interactive Map](#)

Accommodation

The premises provide the following approximate internal floor areas:

Floor	Sq ft
Ground sales/office	170
Mezz store/office	51
Total	221

Terms / Rent

The shop is available to rent immediately by way of a new effectively full repairing and insuring lease for a term to be agreed. Rent on application.

Business Rates

Rateable Value - £7,700

The ingoing tenant should benefit from 100% relief, subject to their status. Tenants are advised to verify the figures directly with the local authority VOWH District Council (01235 422420).

VAT

It is understood that this property is elected for VAT

EPC

Rating

Band D (84)

Legal Costs

Each party shall be responsible for their own legal costs incurred in this transaction.

Viewings

Strictly by appointment via the sole agent.

Anthony Wood

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