



**1 High Street**  
Witney, OX28 6HW

## Rare Freehold Opportunity In the Centre Of Witney Suitable For A Variety Of Uses

**5,051 sq ft**  
(469.25 sq m)

- Freehold available
- Vacant ground floor suitable for owner occupiers
- Prime trading position
- Rear yard area
- New lease on the upper parts
- Grade II Listed

# 1 High Street, Witney, OX28 6HW

## Summary

<b>Available Size</b>	5,051 sq ft
<b>Rent</b>	£50,000 per annum
<b>Price</b>	£650,000
<b>Business Rates</b>	Please enquire
<b>Service Charge</b>	Please enquire
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Property graded as D-E

## Location

Strategically located on the A40 approximately 12 miles west of Oxford, Witney is an attractive market town, offering good communications on both a local and national level. Witney has become an established commercial location and is expected to undergo further expansion over the coming years.

Within Witney itself, the subject premises are situated on High Street, the prime trading pitch in the heart of the town centre. The premises occupy a prominent position adjacent to Market Square.

## Description

The Property comprises a Grade II Listed, three storey building with vacant ground floor and office accommodation on the upper floors. The main building fronting High Street is of stone construction under a gabled, pitched slate roof and has metal framed windows with stone mullions and dressings.

There is a yard area to the rear of the property.

## Accommodation

The accommodation comprises the following Net Internal Areas:

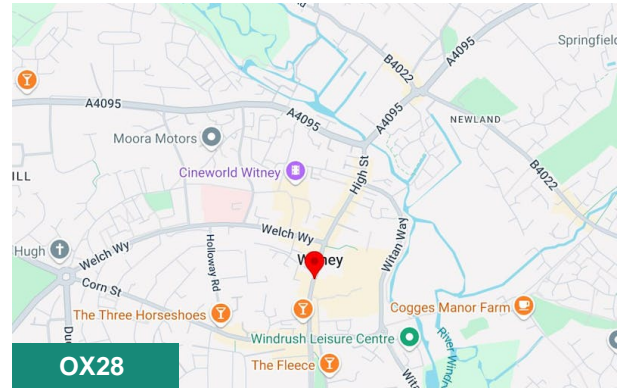
Name	sq ft	sq m	Availability
Ground	3,560	330.73	Available
1st	822	76.37	Let
2nd	669	62.15	Let
<b>Total</b>	<b>5,051</b>	<b>469.25</b>	

## Terms

The property is available to purchase Freehold.

The upper floors have been let from November 2025 on a 5 year term (subject to a third anniversary break option) on a stepped rent from £12,000pa to £16,000pa (year 5). Please enquire.

The ground floor may be available to let - please enquire.



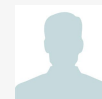
## Viewing & Further Information



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