



## RETAIL UNIT TO LET

### TERMS

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

### FLOOR AREAS SQ FT / SQ M

Ground Floor : 1,511 / 140.37

### RENT / PRICE

Upon application

### EPC

Available on request

### SERVICE CHARGE

The service charge for 2021 is approximately £7,951.10 per annum.

### RATEABLE VALUE

TBC

### SUBJECT TO CONTRACT & VACANT POSSESSION

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## UNIT 6, MARRIOTTS WALK, WITNEY

- Witney was ranked the 2nd most lockdown resilient town in the UK by Property Week and CACI (2020).
- Witney is an affluent and popular market town located just outside of Oxford.
- The scheme is anchored by Marks & Spencer and Cineworld.
- The aspirational tenant mix includes Crew, Fat Face, Hobbs and Phase Eight.
- Marriotts Walk is supported by a free 650 space car park
- Under the new E Use Class the property could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

**JACKSON  
CRISS**

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# UNIT 6, MARRIOTTS WALK, WITNEY

RETAIL UNIT TO LET

## M&S

**JoJo Maman Bébé**  
maternity | baby and child | nursery and toys

 **cineworld**  
C I N E M A S

**HOBBS**  
L O N D O N

*Phase Eight*

## JACKSON CRISS

Andrew Criss  
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Dan Turner  
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or alternatively our joint agent;

Lunson Mitchenall  
01244 321555

### Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.





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### FLOOR AREAS SQ FT / SQ M

Ground Floor : 1,634 / 150.87

### RENT / PRICE

Upon application

### EPC

Available on request

### SERVICE CHARGE

The service charge is approx £8,774.61 pa.

### RATEABLE VALUE

£44,250 (2017 assessment)

### SUBJECT TO CONTRACT & VACANT POSSESSION

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## UNIT 11B, MARRIOTTS WALK, WITNEY

- Witney was ranked the 2nd most lockdown resilient town in the UK by Property Week and CACI (2020).
- Witney is an affluent and popular market town located just outside of Oxford. The scheme is anchored by Marks & Spencer and Cineworld.
- The aspirational tenant mix includes Fat Face, Hobbs, Phase Eight and a range of restaurants.
- Marriotts Walk is supported by a free 650 space car park
- Under the new E Use Class the property could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

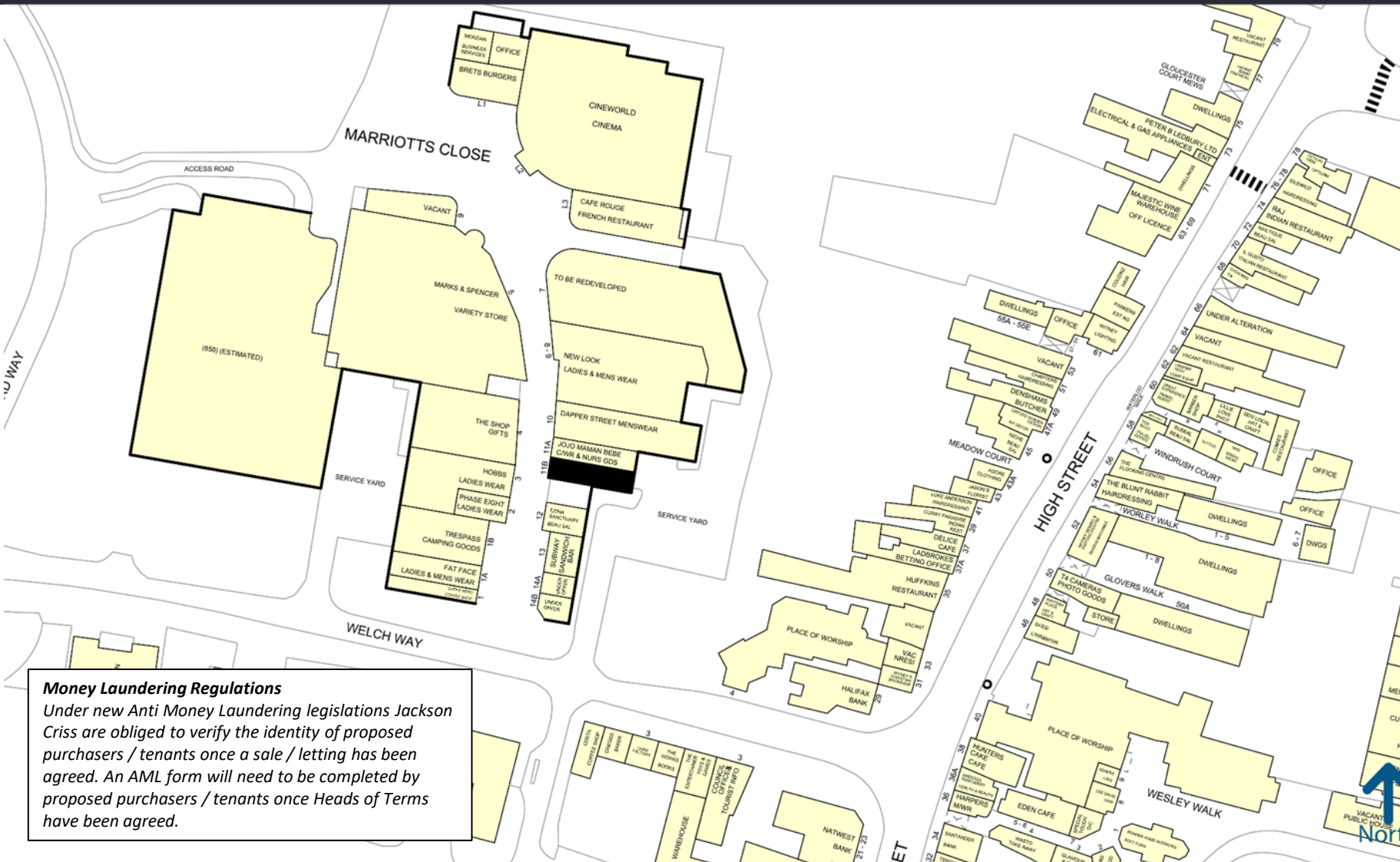
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# UNIT 11B, MARRIOTT'S WALK, WITNEY

RETAIL UNIT TO LET



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