

# VILLAGE CENTRE RARE OPPORTUNITY – TO LET



**984Sq.Ft. (91.41sq.m.)** approx N.I.A.

2D High Street

**Lewknor**

**OXON**

OX49 5TL

**SITUATED WITHIN THE CENTRE OF THE VILLAGE  
SUITABLE FOR A VARIETY OF COMMERCIAL USES (S.T.P.)**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | High Wycombe Office 01494 341530



## Location & Description

Village centre position situated near to the well-established Leathern Bottle public house and a short walk from the Oxford Tube bus stop providing services to both Oxford and London.

Lewknor is well located approximately 2.45 miles North East of Watlington and within a 0.5 miles of J6 M40, providing access to London / Birmingham.

The property has open-plan accommodation at ground and first floor levels and benefits from full width and height glazed frontage.

Off street parking for 2 – 3 cars can be found in front of the property.

The property is also well suited for continued commercial use as office, medical, retail, beauty and possible food uses subject to Planning Permission.

## Accommodation

	Sq.Ft.	Sq.M
Ground Floor	562	52.21
First Floor	422	39.20

*Approx net internal area (N.I.A.)*

## Terms

Offers are sought in the region of £10,000 per annum for a new full repairing and insuring lease direct from the landlord.

The above rent is exclusive of VAT, utilities, insurance and business rates, all of which the tenant is to be responsible for.

## Energy Performance Rating

EPC : TBC

## Business Rates

The billing authority is South Oxfordshire Council.

Rateable value: £TBC

We have been verbally informed of the rateable value. We suggest this amount, and the amount payable, is verified directly by contacting the ratings officer at the Council.

It is likely that occupiers will be eligible for small business relief, if certain criteria is met.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is not elected to pay VAT.



## Viewing and further information

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