

High Street shop with basement | Abingdon | Oxfordshire

Busy town centre location | Large open-plan sales area

TO LET

Address: 4 High Street
Abingdon
Oxfordshire

Postcode: OX14 5BA

Floor Area: 2,031 sq ft

Use: Class E

Rent: On Application



■ Frontage onto High Street

■ Close to free parking

■ Popular Oxfordshire market town

■ Character property

■ Basement storage

■ Net frontage 7.6 m

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Development

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Description

Ground floor retail premises and basement storage within a character building, benefitting from a glazed frontage of 7.6m overlooking High Street. Internally the ground floor provides a large open-plan sales area with kitchen, WC and three store rooms to the rear. There is also basement storage, which has recently been refurbished.

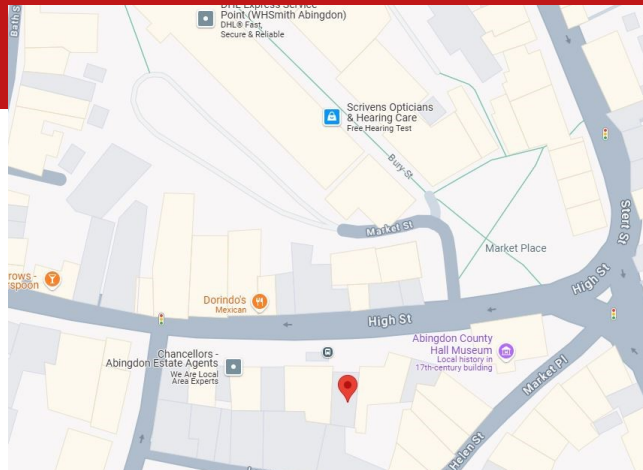
Location

The property occupies a prominent position on High 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.

Surrounding occupiers include HSBC, Savers, Spar, Co-operative Funeralcare, Howden Insurance and Costa.

■ [Interactive Map](#)



Accommodation

The premises provide the following approximate internal floor areas:

Floor	Sq ft
Ground	1,614
Basement	416
Total	2,031

Terms / Rent

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

Business Rates

Rateable Value - £23,500
Rates payable - £11,726.50 (2025 / 2026)

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 not elected for VAT

EPC

Rating

Band D (80)

Legal Costs

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

Viewings

Strictly by appointment via the sole agent.

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