



Triple Fronted Shop | 1,114 sq ft | Carterton | Oxfordshire
Town centre position | Close to free parking

TO LET

Address: 1/2 Ramillies House
 Alvescot Road
 Carterton
 Oxfordshire

Postcode: OX18 3DW

Floor Area: 1,114 sq. ft

Use: Class E (retail)

Rent: £22,500 pa

Real Estate Advisors
 For The
 Thames Valley

Commercial Agency

Development

Investment



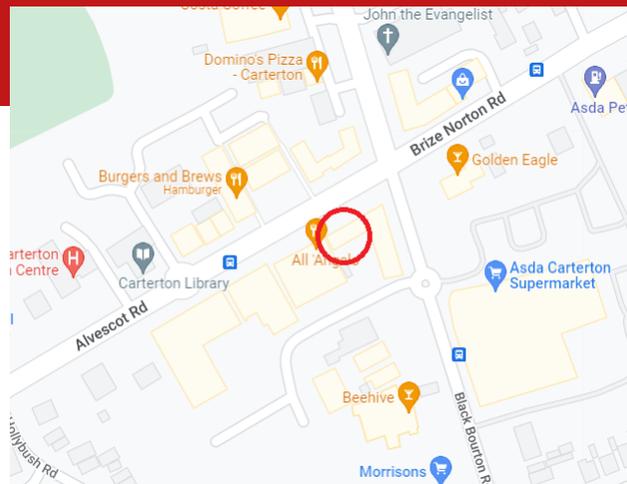
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 Oxford
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- Use Class E
- Open plan layout
- Close proximity to free car park
- Gross frontage 14.7m
- Large triple frontage
- Town centre position



Description

A self-contained, triple fronted, ground floor shop (falling within Use Class E) with two front entrance doors, aluminium framed glazing, private WC and kitchen facilities, a suspended ceiling incorporating LED lighting and rear loading access.

There is free public parking within close proximity for a period of up to twelve hours.

Location

The property fronts directly onto Alvescot Road in Carterton town centre, close to its junction with Black Bourton Road.

Carterton is a bustling town situated to the east of the Cotswolds and approximately 17 miles to the west of Oxford, 5 miles west of Witney and 8 miles north of Faringdon.

Nearby occupiers include The Original Factory Shop, Mountain Mania Cycles, Morrisons and a range of independent shops, cafes and restaurants.

■ [Map](#)

■ [Street view](#)

Accommodation

The premises provide the following approximate internal floor areas:

Floor	Use	Sq ft	m2
Ground	Retail	1,114	103.5

Terms

The premises are available to rent by way of a new effectively full repairing and insuring lease for a term to be agreed at a rent of £22,500 per annum (exclusive).

Business Rates

Rateable Value - £24,000
Rates payable - £11,976 (2025 / 2026)

Tenants are advised to verify the rates payable amount directly with the local authority West Oxfordshire District Council (01993 861000).

Service Charge

There is a service charge for the upkeep and maintenance of the common parts of the estate. Information is available upon request.

VAT

It is understood that this property is not elected for VAT.

EPC

Rating

Band B (45)

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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