



Ground Floor Retail Unit | 376 sq ft | Carterton | Oxford
Town centre position | Close proximity to free parking

TO LET

Address: 6 The Tower Centre
 Alvescot Road
 Carterton
 Oxford
 Oxfordshire

Postcode: OX18 3JG

Floor Area: 376 sq. ft

Tenure: Leasehold

Use: Retail

Rent: On application

Real Estate Advisors
 For The
 Thames Valley

Commercial Agency

Development

Investment

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- Open plan layout
- Close proximity to free car park
- Fully glazed frontage
- Metal roller shutter
- Gross frontage 5.1m
- Town centre location





Description

The premises comprise a ground floor, open plan shop, which fronts onto an attractive square in the centre of town. The premises benefit from an electric metal roller shutter, front and rear access and private WC facilities.

To the rear of The Tower Centre is a free public car park with 12 hours of unrestricted parking.

Location

The Tower Centre fronts on to Alvescot Road and Tower Square in the centre of Carterton, which is a bustling town situated to the east of the Cotswolds.

Carterton is located 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 and a mix of independent shops, cafes and restaurants.

■ [Map](#)

Accommodation

The premises provide the following approximate net internal floor areas:

Floor	Use	Sq ft	m2
Ground	Retail	376	35

Terms

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

The property falls within the small business rates relief threshold, which means that the tenant should benefit from 100% relief, subject to their status.

Service Charge

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

VAT

It is understood that this property is elected for VAT.

EPC

Rating

B (48)

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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