

BURFORD

136/142 High Street, OX18 4QU



Class E Premises To Let (with self-contained 2 bed flat)

JACKSON
CRISS

LOCATION

Housed in an imposing building in a prominent location at the top of Burford's historic High Street, with Lynwood Coffee, Charles Clinkard and independent retailers and galleries nearby.

The Bull Hotel opened opposite in late 2023 and provides 18 rooms in a refurbished and extended former coaching inn dating to 1526. The Bay Tree and Lamb Inn hotels are around the corner in Sheep Street.

Burford enjoys good access to the A40 and A361, providing links to Cheltenham and Oxford, as well as Cirencester, Bourton on the Water and Stow on the Wold.

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.

In addition to the retail accommodation, there is a self-contained two-bedroom flat available by separate negotiation.

AREAS

Ground Floor Sales	729 sq ft	67.72 sq m
Ground Floor Access	219 sq ft	20.34 sq m
First Floor Sales	329 sq ft	30.56 sq m
First Floor Store	116 sq ft	10.77 sq m
First Floor Office	16 sq ft	1.48 sq m

RENT

Upon application.





TERM

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

SERVICES

The property is connected to three phase mains electricity and water.

RATEABLE VALUE

£48,500.

EPC

The property has an EPC rating of C63. Copy available upon request.

VIEWING

For further information, please contact:

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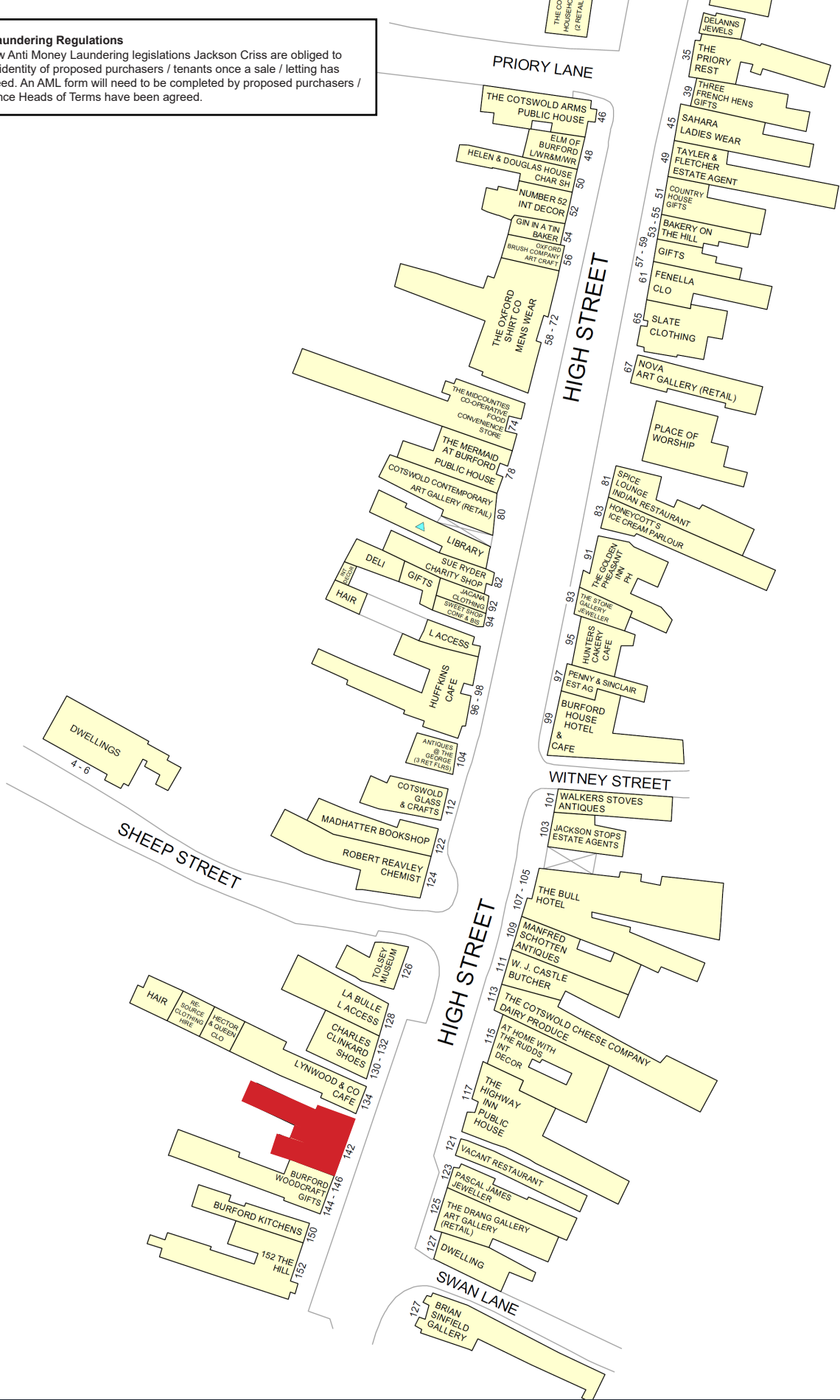
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SUBJECT TO CONTRACT

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.



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