

# MARRIOTT'S WALK

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MARRIOTT'S WALK SHOPPING CENTRE  
WITNEY, OXFORDSHIRE OX28 6GW

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JACKSON  
CRISS





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**NEW LOOK**

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**fat face**

☆cineworld

HOBBS

Jobo Maman Bébé

CAFFÈ NERO

NEW LOOK

# Facts & figures

Witney attracts visitors year-round and benefits from being located on the edge of the desired Cotswolds, which attracts 38 million visitors per annum and with Blenheim Palace, a World Heritage site that is located just 8 miles northeast of the town.

Witney has retail spend of **£55million**

**87,000** primary retail market catchment

**55%** of locals earn £40k+

**68%** AB1 Demographics - over represented versus national average



 Open Air shopping centre providing 127,000 sqft of retail and restaurant space

 Located in affluent market close to Cotswolds and Oxford

 Free 672 space car park

 Anchored by 28,250 sqft M&S alongside Sports Direct and Cineworld

# Location

The affluent and historic market town of Witney is situated in Oxfordshire between the internationally recognised Oxford, found 12 miles (19 km) east and the Cotswolds, an area of outstanding natural beauty (AONB).

Witney benefits from excellent road infrastructure being positioned adjacent to the A40 which joins with the M40 at junction 8, allowing for quick access to London (1hr 15 minutes).



  
MARRIOTTS WALK

# Available units

UNIT	AREAS	RATEABLE VALUE	SERVICE CHARGE
4	GROUND FLOOR 2,998 sqft / 278.51 sqm	UNDER OFFER	
6	GROUND FLOOR 1,374 sqft / 127.64 sqm	UNDER OFFER	
11B	GROUND FLOOR 1,624 sqft / 150.87 sqm	£24,500	£9,224.66
12	GROUND FLOOR 744 sqft / 85.56 sqm	£22,250	£5,781.12
15	GROUND FLOOR 3,908 sqft / 363.05 sqm	£57,000	£21,993.40

## Contacts

FOR MORE INFORMATION, PLEASE CONTACT:

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dant@jacksoncriss.co.uk

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andrewc@jacksoncriss.co.uk



For identification purposes only.

Messrs. Jackson Criss for themselves and for the vendors or lessors of this property whose agents they are to give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Jackson Criss has any authority to make or give any representation or warranty whatever in relation to this property. **104394. Designed by TCC 01/24.**

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## RETAIL UNIT TO LET

### TERMS

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

### FLOOR AREAS SQ FT / SQ M

Ground Floor : 1,511 / 140.37

### RENT / PRICE

Upon application

### EPC

Available on request

### SERVICE CHARGE

The service charge for 2021 is approximately £7,951.10 per annum.

### RATEABLE VALUE

TBC

### SUBJECT TO CONTRACT & VACANT POSSESSION

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.



## UNIT 6, MARRIOTT'S WALK, WITNEY

- Witney was ranked the 2nd most lockdown resilient town in the UK by Property Week and CACI (2020).
- Witney is an affluent and popular market town located just outside of Oxford.
- The scheme is anchored by Marks & Spencer and Cineworld.
- The aspirational tenant mix includes Crew, Fat Face, Hobbs and Phase Eight.
- Marriott's Walk is supported by a free 650 space car park
- 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.

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## RETAIL UNIT TO LET

### TERMS

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

### FLOOR AREAS SQ FT / SQ M

Ground Floor : 1,634 / 150.87

### RENT / PRICE

Upon application

### EPC

Available on request

### SERVICE CHARGE

The service charge is approx £8,774.61 pa.

### RATEABLE VALUE

£44,250 (2017 assessment)

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## UNIT 11B, MARRIOTTS WALK, WITNEY

- Witney was ranked the 2nd most lockdown resilient town in the UK by Property Week and CACI (2020).
- Witney is an affluent and popular market town located just outside of Oxford. The scheme is anchored by Marks & Spencer and Cineworld.
- The aspirational tenant mix includes Fat Face, Hobbs, Phase Eight and a range of restaurants.
- Marriotts Walk is supported by a free 650 space car park
- 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.

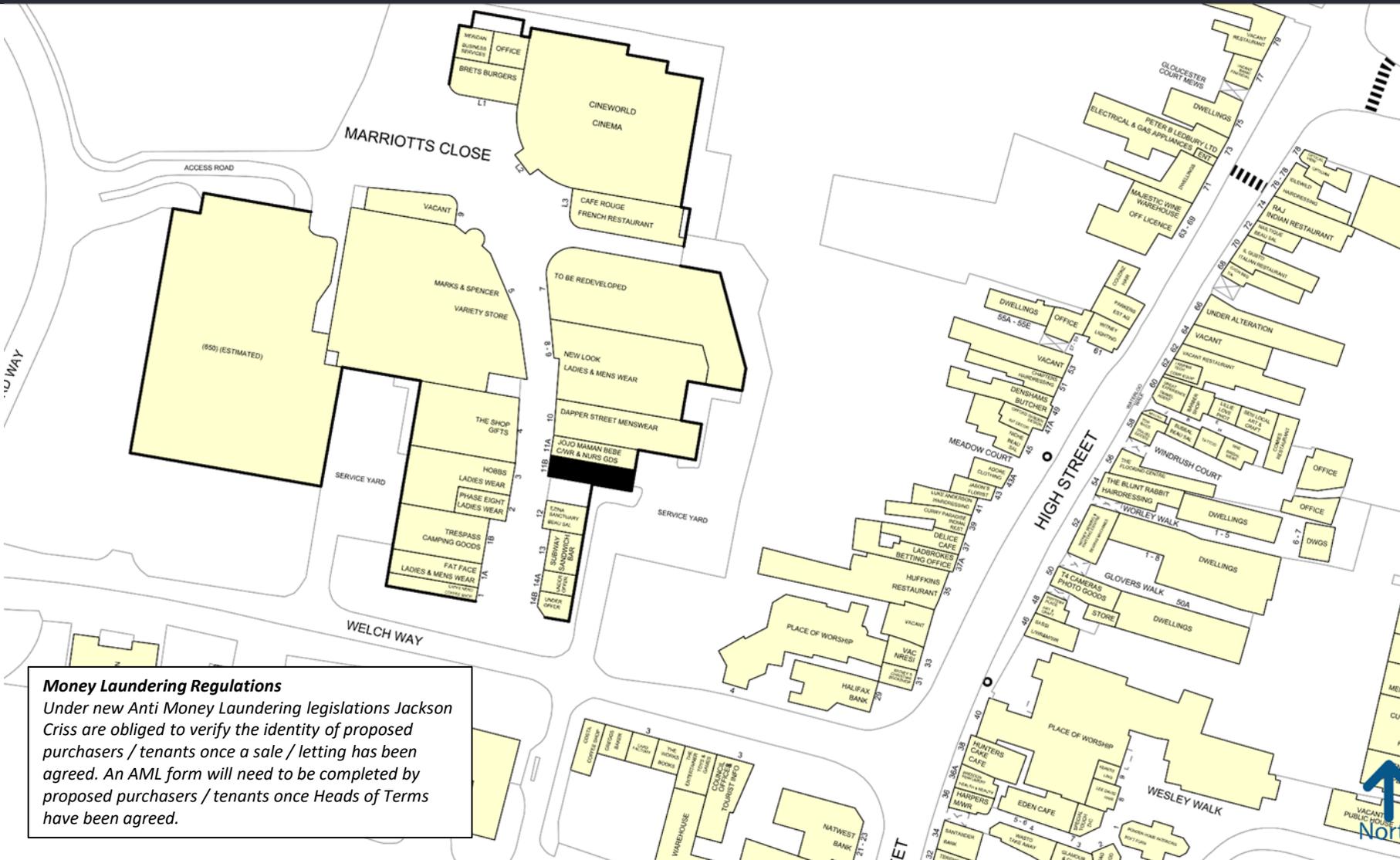
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# UNIT 11B, MARRIOTT'S WALK, WITNEY

RETAIL UNIT TO LET



**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.

M&S

JoJo Maman Bébé  
 maternity | baby and child | nursery and toys

 cineworld  
 CINEMAS

HOBBS  
 LONDON

*Phase Eight*

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or alternatively our joint agent;

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