

RETAIL

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TO LET

15, ALVESCOT ROAD, CARTERTON, OX18 3JL

GROUND FLOOR: 1,141 SQ M (12,277 SQ FT)

**** SUBJECT TO VACANT POSSESSION ****

LOCATION

Carterton has a population of c.18,000 ** and situated 6 miles south-west of Witney, 20 miles west of Oxford and 26 miles south east of Cheltenham and is home to RAF Brize Norton.

The premises front prime Alvescot Road close to Aldi, whilst opposite the library and health centre. Other well known occupiers in the town centre include Asda, Morrisons, Costa, Betfred, Dominos, Ladbrokes and Connells.

There is a large loading bay at the rear, that has previously included a customer entrance.

The Black Bourton surface level public car park at the rear provides 77 cars spaces that are free for up to 12 hours.

** [About Carterton](#) – Carterton Town Council

CONTACT

Carter Jonas LLP

St Catherine's Court, Berkeley
Place, Bristol, BS8 1BQ

Cellan Richards

0117 403 9990 | 0117 922 1222
cellan.richards@carterjonas.co.uk

Stuart Williams

| 0117 922 1222
stuart.williams@carterjonas.co.uk

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

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Jonas**

ACCOMMODATION

The approximate net internal floor areas and dimensions are:

Maximum Internal Width: 39.91 m (130ft 11 ft)
Maximum Shop Depth: 41.99 m (137ft 9 ft)

Ground floor: 1,140.57 sq m (12,277 sq ft)

Consideration would be given to splitting the premises.

LEASE

A new effective full repairing and insuring lease for a term to be agreed, incorporating 5 yearly upward only rent reviews.

RENT

£82,500 per annum exclusive.

PLANNING

It is understood that the premises benefit from an E Class planning consent allowing for uses to include retail, offices, cafe/restaurant and some medical uses amongst others. Any interested party is advised to ensure that planning exists for their intended use and landlord approval will be required for all uses.

RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £91,000 (from 1st April 2023)

Interested parties are advised to satisfy themselves that the above assessment is correct by referring to: <https://www.gov.uk/find-business-rates>

EPC

A certificate rated B (43) is available on request.

LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

Cellan Richards: cellan.richards@carterjonas.co.uk / 0117 403 9990 / 0117 922 1222 or

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222

For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



Existing Ground floor sales area



Rear Loading & customer entrance

SUBJECT TO CONTRACT NOVEMBER 2025

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