

# Prime<sup>+</sup> Retail

## To Let / For Sale

136-142 High Street

Burford

Rarely available unit in Historic Market Town

### Location

Burford is a historic market town in the Cotswolds. The property occupies a prime pitch on Burford High Street, characterised by it's vibrant mix of national occupiers, local independent operators and the towns extensive range of restaurants and pubs.

Multiple occupiers located nearby include Charles Clinkard Shoes, The Oxford Shirt Company and The Co-Op.

An extract from the street plan is attached upon which the property has been highlighted.

### Accommodation

The units available provide the following approximate net internal floor areas:

Ground Floor Sales	85.9 sq m	925 sq. ft
Part First Floor Anc.	35.4 sq m	381 sq. ft

\*The property benefits from a second floor that was not inspected.\*

### Rent / Price

On Application

### EPC

An EPC has been commissioned and a copy can be provided upon request.



### Rates

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£33,250
UBR (2020/2021)	£0.512
Rateable Value	£17,025

Interested parties are advised to make their own enquiries with the Local Authorities.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Viewing

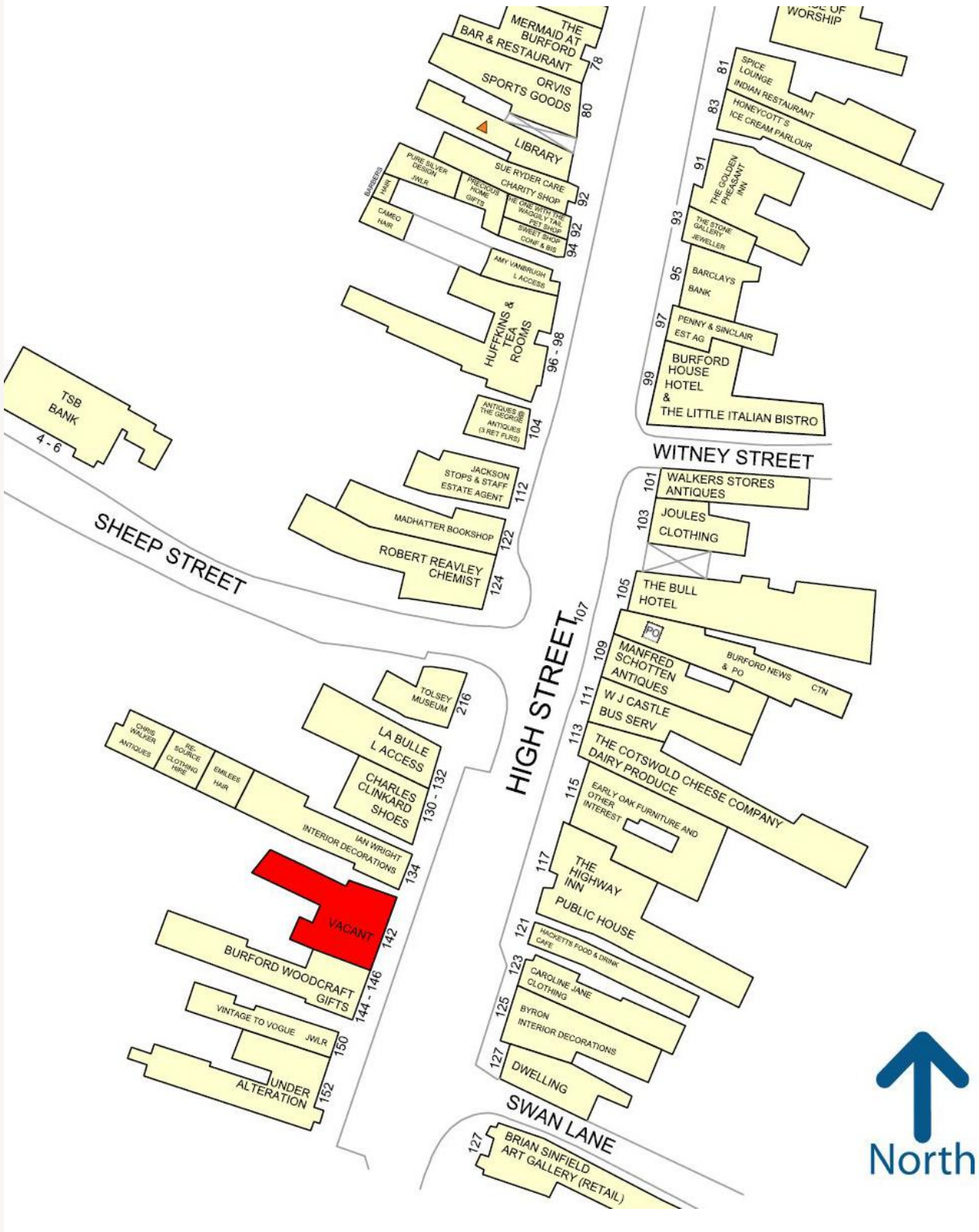
All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

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07721 127212

**Or via joint agents**  
Tayler & Fletcher





**Prime<sup>+</sup>**  
**Retail**

[primeretailproperty.com](http://primeretailproperty.com)

For more information contact:  
**020 7016 5340**

Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.