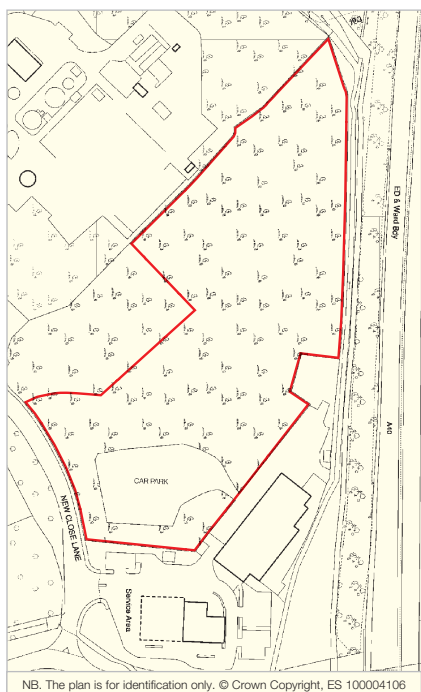
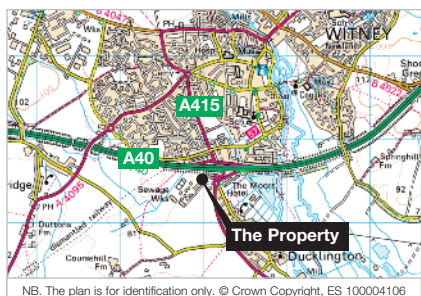


# Witney Land on north side of New Close Lane, Ducklington Lane Oxfordshire OX28 4TT

- Freehold Car Park Investment with Vacant Land
- Car park let to Countrywide Farmers plc
- Comprising a total of 2.12 hectares (5.24 acres)
- Located adjoining the A40
- Rent Review 2015
- Total Current Rents Reserved  
**£11,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Witney is known for wool and blanket making, and is the constituency currently represented by the Prime Minister David Cameron. It is an attractive and prosperous Cotswold market town located 12 miles west of Oxford adjacent to the A40. The town has a resident population of approximately 23,000 but also serves a wide rural catchment area. The property is situated to the south of Witney town centre, on the west side of Ducklington Lane (A415) at its junction with the A40. Occupiers close by include Countrywide Farmers (adjacent), Shell Petrol Station, Thames Water and Mutchmeats Ltd Wholesale Butchers.

**Description**  
The property comprises a total of 2.12 hectares (5.24 acres) and provides a car park, which is let to the adjoining retail store, and land which is currently unused.

**VAT**  
VAT is applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Car Park	Countrywide Farmers plc (1)	0.23 Hectares (0.56 Acres)	A term of years from 07.01.2010 to 30.09.2016 Rent review 07.01.2015 Landlord option to determine on 6 months' notice if landlord wishes to redevelop whole or part of the property	£11,000 p.a.	Rent Review 2015
Land	Vacant	1.89 Hectares (4.68 Acres)			
		<b>Total</b>	<b>2.12 Hectares (5.24 Acres)</b>	<b>Total £11,000 p.a.</b>	

(1) No. of Branches: 53.  
Website Address: [www.countrywidefarmers.co.uk](http://www.countrywidefarmers.co.uk)  
For the year ended 31st May 2012, Countrywide Farmers plc reported a turnover of £266.7m, a pre-tax profit of £552,000 and a net worth of £19.6m. (Source: riskdisk.com 01.11.2013.)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda  
**Seller's Solicitor** Ms L Gardner, Solicitor. Tel: 0782 7011 671 e-mail: [lgardner@morstonassets.com](mailto:lgardner@morstonassets.com)