

10 Market Place & 2 New Street Chipping Norton, Oxfordshire, OX7 5NA / OX7 5LJ

FOR SALE



**INVESTMENT FOR SALE WITH
DEVELOPMENT POTENTIAL**
10 Market Place - 688 sq ft
2 New Street – 1,206 sq ft
Offers invited in excess of £275,000

WHITE COMMERCIAL SURVEYORS LTD

01295 271000

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DESCRIPTION	SQ M	SQ FT	FREEHOLD	TENANT	INCOME PAX	LEASE TERMS	RATEABLE VALUE	EPC
10 Market Place	63.92	688	£275,000	Fairfax Residential Lettings Limited	£16,900	Expiry 27/04/23 FRI	£12,000	E - 115
2 New Street	112.04	1,206		Vacant	N/A	N/A	£6,600	G - 151

LOCATION

The premises are located within the town centre of Chipping Norton, a busy market town with numerous pubs, restaurants and local shops, with nearby occupiers including Sainsbury's (opposite), The Co-op, M&S Food, Costa Coffee and Boots.

The premises (of which neither are listed buildings) are prominently situated on the corner of New Street and Market Place fronting the A44, providing fast access to Oxford (21 miles) and the A34 (15.5 miles) from where access to the M4 can be gained. Banbury and the M40 London to Birmingham Motorway are approx. 13 miles to the north.

DESCRIPTION

10 Market Place is a white rendered two-storey premises, with stone elevations, sash windows and stone window surrounds. Internally the premises have attractive timber painted beams, timber floors with carpeting, linoleum and plaster painted walls. The property is leased to Fairfax Residential Lettings; with lease expiry in 04/2023.

2 New Street is a mid-terrace, stone-built building with sash windows. Internally the premises are arranged over four floors, with WC and kitchen facilities to ground, office accommodation to second and third floors and an attic storage space above. The premises are vacant and were formerly used as offices for a firm of solicitors.

SERVICES

All mains services are connected to each premises, but none of these services have been tested by the agents.

TERMS

The buildings are available on a freehold basis for the price of £275,000, subject to the lease held, a copy of which is available from White Commercial Surveyors upon request.

ADDITIONAL INFORMATION

Please see following link to the data-room which will provide further information, plans and lease information:

https://www.dropbox.com/sh/zcu00s14ajzgpan/AACTx_YIKL4a2-J5p0q9OVCva?dl=0

VAT

We understand the buildings are not opted for taxation and as such VAT will not chargeable upon the purchase price.

RATEABLE VALUE

The rateable values for each premises are stated in the table above. Further information is available from White Commercial.

VIEWING AND FURTHER INFORMATION

Please contact Chris White or Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk

or harvey@whitecommercial.co.uk



Chris White



Harvey White

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract.

If you wish to stop receiving information from White Commercial Surveyors please email info@whitecommercial.co.uk or call us on 01295 271000.

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