



Tall Storeys

Church Street, Charlbury, OX7 3PW

Tenanted Residential / Retail Investment At The Heart Of Historic Charlbury

4,943 sq ft
(459.22 sq m)

- 6no. Residential Flats
- 1no. Shop / Office
- Fully Let With An Income Of £64,950pa
- External Courtyard
- Prominent Central Location
- Freehold
- Located Within The Cotswold Area Of Outstanding Natural Beauty

Tall Storeys, Church Street, Charlbury, OX7 3PW

Summary

Available Size	4,943 sq ft
Price	£1,050,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Property graded as D-E

Location

Charlbury is an ancient market town well situated in the Oxfordshire Cotswolds. It has become increasingly popular in recent years with those seeking the benefits of a country lifestyle yet requiring easy access to London, Oxford and other major centres. The town retains a mainline railway station (Oxford approx. 20 minutes, London Paddington approx. 70 minutes) and enjoys a range of amenities, shops, professional and medical services. Charlbury has several pre-school nurseries and an excellent primary school. The entire town is designated as a Conservation Area and is located within the Cotswolds Area of Outstanding Natural Beauty.

The property commands a prominent location on the junction of Church Street and Sheep Street at the heart of the historic town centre.

Description

The property comprises a three storey building of principally stone construction arranged so as to provide 5no. one-bedroom flats, 1no. two-bedroom flat and a single retail / office unit with basement storage. The gross external floor area extends to 4,943 sq ft.

Externally the property extends to include a rear courtyard with separate access on to Sheep Street.

Terms

Each flat is let on a 12-month Assured Shorthold Tenancy whilst the shop / office is the subject of a commercial tenancy for a term expiring 31 July 2030 protected by the security of tenure provisions of the Landlord & Tenant Act 1954.

The aggregate passing rent stands at £64,950pa.

The property is available for sale freehold at a price of £1,050,000

Disclosure

A Director of Benedicts Consultant Surveyors Limited hereby declare an interest in the subject property.



Viewing & Further Information



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Approximate Gross Internal Area

Cellar = 79.01 sq m / 850 sq ft

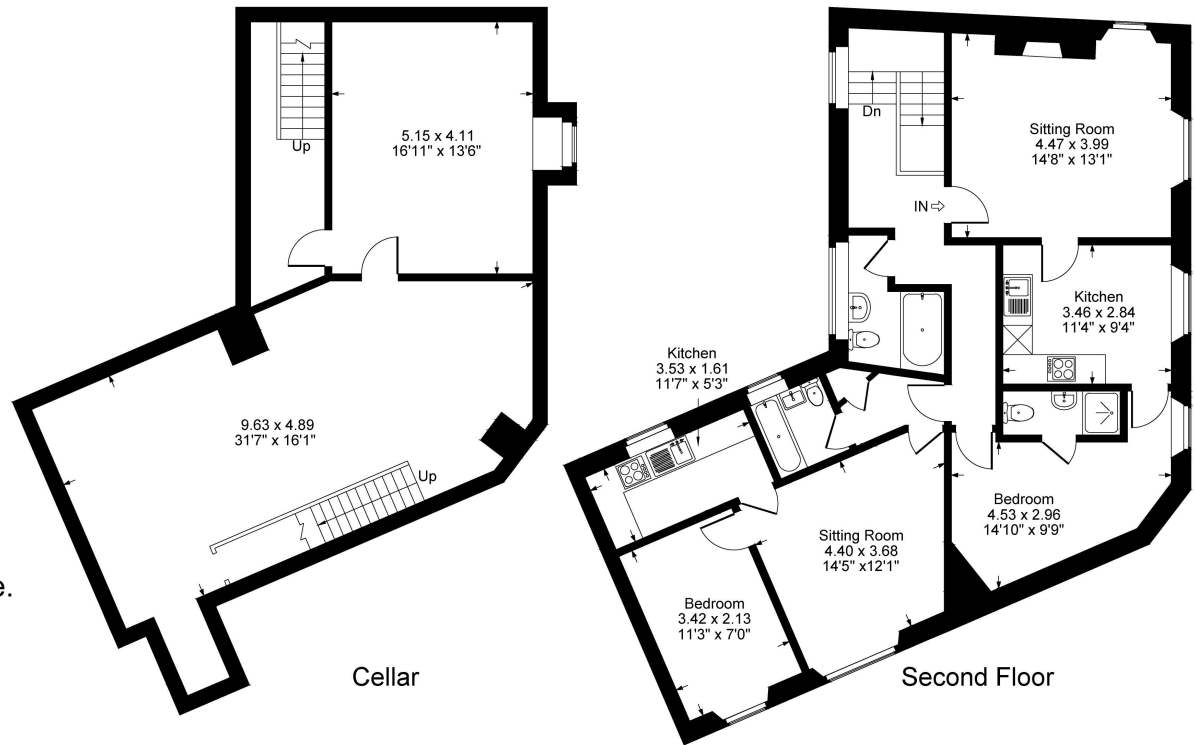
Ground Floor = 151.24 sq m / 1628 sq ft

First Floor = 129.60 sq m / 1395 sq ft

Second Floor = 99.38 sq m / 1070 sq ft

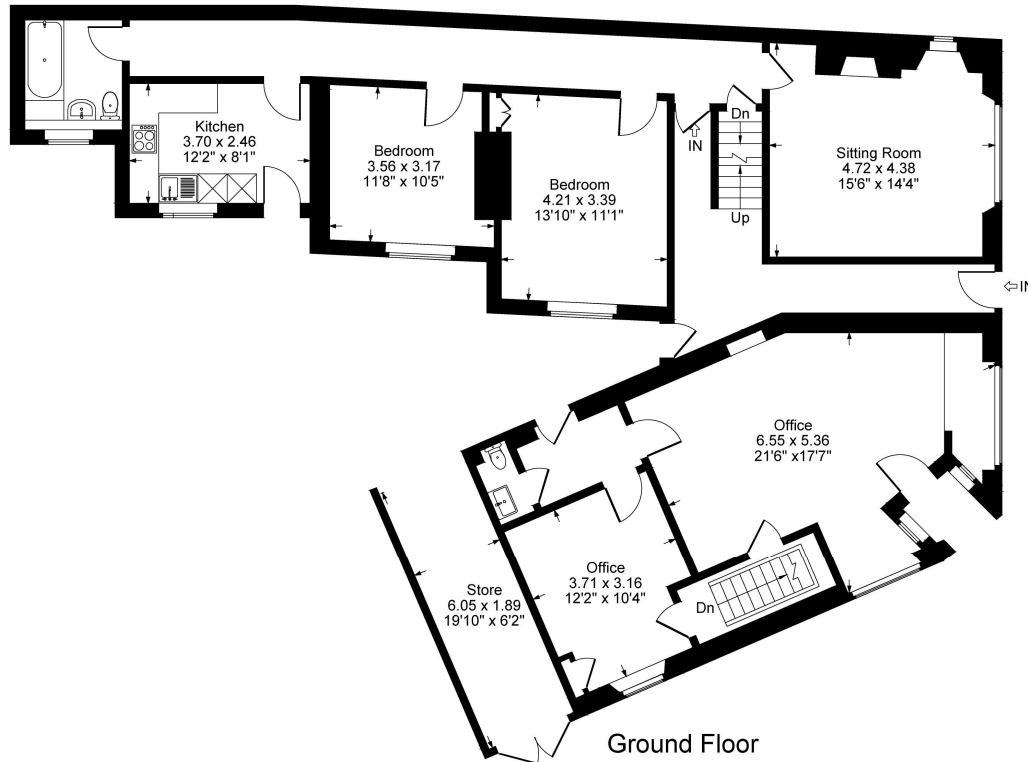
Total Area = 459.23 sq m / 4943 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

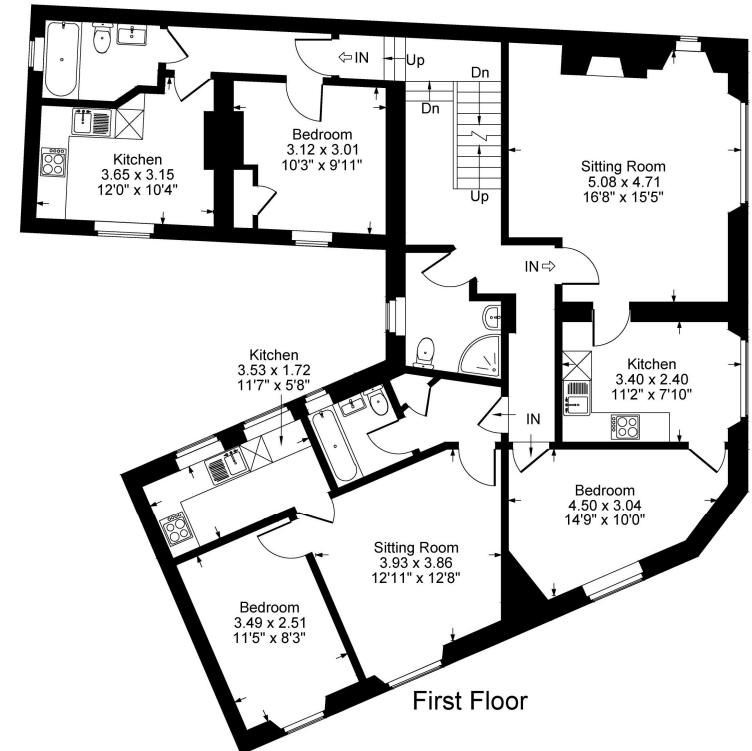


Cellar

Second Floor



Ground Floor



First Floor

Tall Storeys, Charlbury - Tenancy Schedule					
UNIT	Bedroom Nos	TERM EXPIRY	RENT £ pcm	DEPOSIT	Comments
Flat 1	Two-Bedroom	15/04/2026	£1,050.00	£1,153.80	
Flat 2	One-Bedroom	27/10/2025	£725.00	£0.00	
Flat 3	One-Bedroom	28/08/2025	£725.00	£750.00	
Flat 4	One-Bedroom	29/09/2025	£725.00	£836.50	
Flat 5	One-Bedroom	25/12/2025	£800.00	£801.90	2 month rolling mutual break after 6 months
Flat 6	One-Bedroom	20/08/2025	£700.00	£750.00	2 month rolling mutual break
Shop / Office		31/07/2030	£687.50	£0.00	Rent Review: 01-08-2027
Total Monthly Rent			£5,412.50	£4,292.20	
Total Annual Rent			£64,950		