RARELY AVAILABLE INVESTMENT IN CENTRAL LOCATION

13 HIGH STREET ABINGDON, OXFORDSHIRE, OX14 5BB.

Ground floor retail unit plus three flats accessed from Bury Street.

TOTAL ANNUAL GROSS INCOME OF £51,400

FOR SALE

13 High Street, Abingdon OX14 5BB

LOCATION

The premises are located in a busy location near the junction of High Street, Ock Street and Street and Stratton Way.

The County Hall Museum is nearby plus the Bury Street Shopping Centre which includes many national retailers including Boots, Costa, Holland and Barrett, BHF, Tui, Specsavers and Superdrug.

There is car parking nearby close by in municipal car parks.

Abingdon itself is a popular market town located just off the A34 trunk Road approximately 9 miles south of Oxford. It benefits from being in close proximity to the large and popular Milton Park. In 2011 the population was 33,130

DESCRIPTION

The property consists of a mid-terrace two storey building with brick elevations, part rendered, and pitched clay tile roofs. The ground floor consists of one retail unit with flats behind and above that are accessed from the rear of the premises. Of the three flats there is a 1 x two bedroom and 2 x one bedroom flats.

ACCOMMODATION

Ground Floor Shop 13 High Street - 330 sq.ft

Flat A 2 bedrooms, kitchen, lounge and bathroom

Flat B 1 bedroom, kitchen, lounge and bathroom

Flat C 1 bedroom, Lounge/kitchen, bathroom

PLANNING

Planning was obtained in 2009 and 2017 for the extension and conversion of the rear and upper parts of the property into flats. Details can be obtained from The Vale of White Horse District Council.

The retail unit benefits from Class E under the current use class order.

RATEABLE VALUE AND COUNCIL TAX BANDS

Number 13 High Street has a rateable value of £9,900

The flats are classified into category B

TENURE

Number 13 High Street is let for A 12 year, effective full repairing term from August 2016.

It is therefore due to expire in 2028 at a current rent of £11,500 per annum exclusive.

Flat A is let at a rent of £1,150 pcm to expire July 2027

Flat B is let at a rent of £1,100 pcm to expire in December 2027

Flat C is let at a rent of £1,075 pcm to expire March 2027

ALL ARE ON ASSURED SHORTHOLD TENANCIES.

PRICE

We are instructed to quote an asking price of £725,000 . We are informed that VAT is not applicable in this transaction.

EPC

The premises have an EPC ratings of;

13High Street (shop) TBA

Flat A is rated E

Flats B and C are rated B

VAT All figures quoted exclude VAT where applicable.

LEGAL COSTS

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

VIEWING

Strictly by appointment through Bruce Raybould

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Dorindos
MEZZEH HOUSE
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