

established 200 years

Tayler & Fletcher



The Studio, Firs Farm, Over Norton, Chipping Norton OX7 5PT

£650 Per Calendar Month

Ground Floor Studio of approximately 400 sq ft with additional kitchen and WC offers flexible use within a village location just outside of Chipping Norton.

taylorandfletcher.co.uk

The Studio Firs Farm, Over Norton, Chipping Norton, OX7 5PT

LOCATION

Over Norton is a pretty rural village, situated only a mile north of the well known North Oxfordshire Market Town of Chipping Norton, with its wide range of shops, schools, commercial and community facilities. The village of Over Norton has a frequent bus service to Chipping Norton, Banbury, and Stratford-upon-Avon and is only 6 miles from Kingham train station connecting directly to London Paddington, Oxford, Reading, and Worcester.

DESCRIPTION

The property at Firs Farm is a self contained, ground floor studio with its own kitchenette and WC facilities. Internally the studio has partially exposed stone walls and a lino floor. There is an electric radiator in the main room. An exercise studio previously occupied the property and before that it was the village shop. The studio has 2 parking spaces outside.

ACCOMMODATION

All measurements are approximate Net Internal Areas and measured in accordance with the RICS Code of Measuring Practice 6th Edition. The Studio measures circa 400 sq ft in total. The primary room is 277 sq ft followed by the additional room of 85 sq ft. The kitchenette is 17 sq ft and the WC is 18.5 sq ft.

USE

We understand the shop currently benefits from Class E use. Prospective tenants are advised to consult with the local authority to confirm this and ensure it fits with their intended use.

LICENCE

The studio is offered with a flexible licence on the basis of a 12 month initial term.

LICENCE FEE/ COSTS

The licence fee is £650 pcm (£7,800 per annum) exclusive. Utilities, broadband and any rates will be payable by the tenant in addition to the licence fee.

ARRANGEMENT FEE

The ingoing tenant will be responsible for paying £200 + VAT (£240) for setting up agreements and relevant documentation.

SERVICES

We understand mains Electricity, Water and Drainage are connected to the property.

Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase

BUSINESS RATES

The current rateable value (1 April 2026 to present) is £4,600. We believe the property would benefit from small business rates relief, and would advise any prospective tenant to contact the Local Authority to find out more.

LOCAL AUTHORITY

West Oxfordshire District Council, Woodgreen, Witney, Oxfordshire OX28 6NB (Tel: 01993 861000) www.westoxon.gov.uk.

SECURITY DEPOSIT

Two months rent will be required as a deposit.

EPC

Pending.

VIEWINGS

Strictly by appointment through Tayler and Fletcher Stow-on-the-Wold Contact: Oliver Evans: 01451 830 383 E-mail: oliver.evans@taylerandfletcher.co.uk

WHAT3WORDS

The back of The Studio runs along the Main Street. To access it, drive through the wooden 5 bar gate situated here [///blotting.roost.racked](https://www.what3words.com/blotting.roost.racked) and the property will be directly on the left.