



LAND AND BUILDING LOCATED AT PLOTS 5 AND 6 BLACKBOURTON
ROAD, CARTERTON SOUTH INDUSTRIAL ESTATE, OX18 3EZ

SUBSTANTIAL WAREHOUSE PREMISES WITH LARGE YARD

1,354 sq.m. (14,579 sq.ft.)

LONG LEASE FOR SALE

Land and building at Plots 5 and 6 Blackbourton Road, OX18 3EZ

LOCATION

Carterton South Industrial Estate is situated on the southern edge of the town adjacent to RAF Brize Norton, and accessed from the west side of Black Bourton Road. It is within walking distance of the town centre. The subject property has frontage on two sides to the main estate road.

Carterton is the second largest town in West Oxfordshire, situated two miles south of the A40 Oxford to Cheltenham trunk road. The local population is approximately 16,000, and the town has grown rapidly in recent years, although it remains peripheral in terms of commercial values in the county

DESCRIPTION

The property consists of a largely single storey warehouse with offices and ancillary accommodation running down one side. At the front is a two storey section which seems to have been most recently used for residential purposes. The property has concrete block elevations, which are brick-faced, steel roof trusses and a substantial pitched asbestos covered roof.

Internally, there is a concrete floor, and one roller shutter loading door. This opens out onto an adjacent yard area, with a concrete surface and surrounded, for the most part, with chain link fencing.

ACCOMMODATION

We have measured the accommodation in accordance with the RICS Code of Measuring Practice Sixth Edition. From these measurements, we calculate the following gross internal areas:-

Ground Floor	1,272.2 sq.m.	(13,694 sq.ft.)
First Floor	82.22 sq.m.	(885 sq.ft.)
Total	1,354 sq.m.	(14,579 sq.ft.)

We have measured the external yard area as well as was possible, given the measurements had to be taken from the exterior. From those measurements, we calculate that it has a gross external area of 8,410 sq.ft.

PLANNING

We have not made specific enquiries of the current planning use but have been informed, and have no reason to question, that it currently falls within current use Class E. This use class order was created in September 2020 and opens up the use of the premises to a much greater variety of occupier

RATEABLE VALUE

£43,750 as listed in the 2026 rating list supplied by the Valuation office. This is not the amount you pay.

TENURE AND QUOTING TERMS

The premises are available on long leaseholds. It is on two plots of land, 5 and 6 on ground leases from WODC for 80 years effective September 1979. The current combined rent is £11,500 although the rent reviews due in 2019 and 2024 have not been implemented.

The property and plots are available at a figure of £350,000 based upon the existing leases or potentially for a figure in the region of £390,000 based upon new 100 year leases. Please make enquiries of the vendor's agent to discuss this.

EPC

An EPC will be supplied and has a current rating of

VAT

All figures quoted exclude VAT where applicable. We are informed VAT is applicable

LEGAL COSTS

Each party to be responsible for their own legal fees incurred as a result of this transaction

VIEWING

Strictly by appointment through Bruce Raybould

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