26 HIGH STREET WATLINGTON

OXFORDSHIRE, OX49 5PY

FOR SALE

OWNER OCCUPIER / INVESTMENT OPPORTUNITY

PERIOD HIGH STREET PROPERTY WITH SCOPE FOR VARIOUS CLASS E USES & REFURBISHMENT / RECONFIGURATION STPP

FIELDS COMMERCIAL

CHARTERED SURVEYORS

SUMMARY

- **Rarely available freehold period property** in a **prominent central position on the High Street** in Watlington.
- **Offered with full vacant possession** — ideal for an **owner occupier**, or **an investor** seeking **to refurbish and re-let.**
- **Approximately 2,779 sq ft (258.2 sq m)** in total on a site of approximately **0.058 acres**, comprising a **ground floor shop**, **two office / commercial areas** and a **two-bedroom first floor flat**.
- **Scope for various Class E uses**, together with **refurbishment and / or reconfiguration**, subject to planning.
- **Under 4 miles from Junction 6 of the M40.**
- Requires refurbishment throughout — **a genuine value-add opportunity**.

PROPOSAL

GUIDE PRICE £350,000

(THREE HUNDRED AND FIFTY THOUSAND POUNDS) FOR THE FREEHOLD INTEREST WITH VACANT POSSESSION, SUBJECT TO CONTRACT.





TITLE BOUNDARY SHOWN IN RED — INDICATIVE ONLY

LOCATION

Watlington is an attractive and historic small market town in South Oxfordshire, set at the foot of the Chiltern Hills within the Chilterns National Landscape. The town has a thriving independent retail and hospitality offer centred on its High Street and Market Place, serving the town and a wide rural hinterland.

The town is ideally located under 4 miles from Junction 6 of the M40 motorway, providing excellent road access to Oxford, High Wycombe and London, with mainline rail services available from nearby Haddenham & Thame Parkway.

SITUATION

The property occupies a central position on the High Street, within the Watlington Conservation Area, among a mix of independent retailers, cafés and period residential properties, with the Market Place and Town Hall a short walk away.

CONNECTIVITY

DESTINATION	APPROX. DISTANCE	APPROX. TIME
M40 (Junction 6)	3.5 miles	7 mins drive
Thame	8 miles	15 mins drive
Henley-on-Thames	9 miles	20 mins drive
Oxford	15 miles	30 mins drive
High Wycombe	16 miles	25 mins drive
Central London	45 miles	60–75 mins drive

PROPERTY PHOTOGRAPHS

View the full photo gallery (Dropbox) ›

https://www.dropbox.com/scl/fo/kjdwxf9xaq2656tox9vor/AMoBkjkIF6PCPCEoz-Csnl8?rlkey=vua4fb3pymlmhxcm44l2fukfm&st=a0jpeavj&dl=0







DESCRIPTION

A period, part two-storey property of brick construction under a clay tile roof, fronting the High Street with a traditional shopfront and a long single-storey range extending to the rear, providing approximately 2,779 sq ft (258.2 sq m) GIA of accommodation in total.

The ground floor shop is open plan with a full-width display window, W/C and kitchenette to the rear. To the rear, Office / Commercial Area 1 is mainly open plan with two smaller rooms, kitchenette and W/C, while Office / Commercial Area 2 provides three large rooms with ancillary areas, two W/Cs and a kitchenette, with separate access from the side yard. The first floor flat comprises two bedrooms, a living room, galley kitchen and bathroom.

The property is in need of refurbishment throughout and offers flexibility for an owner occupier to use the whole, or to occupy part and let the remainder.











Upper: ground floor. Lower: first floor (flat). Floor plan for identification purposes only — not to scale. Approximate total area 2,779 sq ft, calculated with reference to RICS IPMS 3C.

ACCOMMODATION

AREA	SQ FT	SQ M
Retail / Shop	363	33.7
Office / Commercial Area 1	695	64.6
Office / Commercial Area 2	1,244	115.6
Two-Bedroom Flat	477	44.3
Total (approx.)	**2,779**	**258.2**

Areas measured in accordance with RICS IPMS 3C and are approximate.



TENURE

Freehold, with full vacant possession on completion.

Title number ON44674.

PLANNING

The property lies within the Watlington Conservation Area. The commercial accommodation is understood to fall within Class E, with the flat in residential (C3) use. Any change of use, alteration or reconfiguration will be subject to planning. Interested parties should make their own enquiries of South Oxfordshire District Council.

BUSINESS RATES

The commercial parts are currently assessed as four separate entries, each with a rateable value of between £5,800 and £6,400. Small business rates relief may be available to qualifying occupiers. Further details on request.

COUNCIL TAX

The first floor flat is separately assessed for Council Tax by South Oxfordshire District Council. Band to be confirmed.

EPC

The property is graded within EPC bands C to E. Certificates are available upon request.

VAT

VAT is not applicable.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering legislation, the purchaser will be required to provide identification and proof of the source of funds before the transaction can proceed.

VIEWING

Strictly by appointment with the sole selling agent, Fields Commercial.

PROPOSAL

Guide price £350,000

(Three Hundred and Fifty Thousand Pounds) for the freehold interest with vacant possession, subject to contract.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agent:

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FIELDS COMMERCIAL

CHARTERED SURVEYORS

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