

Tel: **01844 261121**
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FIELDS

commercial property
land and new homes

For Sale

White Hart Studio, 15 Churchway, Haddenham, HP17 8AB



**Rare Opportunity To Purchase Attractive Shop Premises & Business,
With Scope For Alternative Uses Including Residential STP.**

Size: 1,204 Sq Ft

Price: £350,000 Guide Price

Fields Commercial | The Old Saracen's Head | 7 Buttermarket | Thame | Oxfordshire | OX9 3EW

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.

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Features:

- Rare freehold retail opportunity approx 1,204 Sq ft GIA
- Opportunity to acquire successful business
- Scope for alternative uses including residential STP
- Conservation Area setting

EPC - EPC exempt - Listed building

Location

Churchway is one of the main roads within the village, leading to the church. Haddenham is a large village with good amenities, 3 miles from Thame, and 7 miles from Aylesbury, 15 miles from Oxford and 8 miles from the M40 Motorway Junction 7.

Description

A superb freehold antique furniture, clothes, jewellery and gift shop / cafe opportunity in the Conservation Area. White Hart Studio is a long established, successful business with loyal following, housed in a wonderful old shop, with appealing timber barn located to the rear, with terrace, and scope for cafe use.

The Shop measures approximately 635 Sq ft GIA, plus Garage 144 Sq ft and Rear Barn 425 Sq ft. The Shop includes a Kitchen and WC, and comprises 3 trading areas, with access to a terrace at the rear, linking with the timber barn, a further trading area.

The site has scope for residential development subject to the grant of planning permission, further details on request.

Rates

The property lies within the rating area of Aylesbury Vale, according to which the rateable value is as follows:

Rateable value - £6,100

Rates payable - £3,123.20 (2021-2022)

100% rates relief can be obtained for a business occupying only one premises.

Terms

Freehold Purchase:

Shop, Garage and Rear Barn - £350,000 (no VAT)

Shop and Business - £450,000 (no VAT)

Viewing

Strictly by appointment with the agent.

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