

Tel: 01844 261121
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FIELDS

commercial property
land and new homes

For Sale

2 High Street, Watlington, OX49 5PS



**Attractive & Prominent Town Centre Freehold Retail Investment /
Owner Occupier Opportunity 1,095 Sq Ft Comprising Two Shops.**

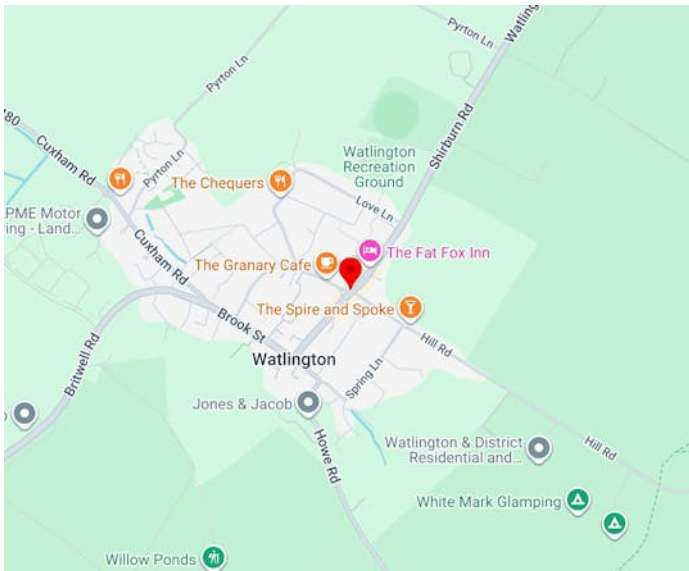
Size: 1,095 Sq Ft

Price: Price On Application

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

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:

- Freehold comprising two shops totalling 1,095 Sq ft (first floor flat sold off separately)
- Shop 2 - 593 Sq ft (vacant) & Shop 2a - 502 Sq ft (let until July 2026)
- Both shops are Retail Class E potentially suitable for other uses within Class E
- Central & prominent location

EPC - C (52)

Location

The property occupies a central location in Watlington, an attractive small market town in South Oxfordshire, ideally-located under 4 miles from junction 6 of the M40 motorway.

Description

The property comprises the ground floor and basement of a prominent end-terrace listed building, subdivided into 2 shops.

Shop 2 on the corner is 593 Sq ft with excellent frontage, has just become vacant, and previously let at £9,000 per annum, and whilst there is tenant interest this could also suit an owner-occupier.

Shop 2a is 502 Sq ft and let on a tenancy expiring July 2026 at £7,920 per annum.

Shop 2: 336 Sq ft & Bsmnt Storage - 257 Sq ft.
Shop 2a: 371 Sq ft & Bsmnt Storage - 131 Sq ft.

The property is connected to mains electricity, water and drainage, both shops are self contained with WC facilities. There is no gas.

Rates

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

Rateable value:
Shop 2: £6,600
Shop 2a: £6,200

Rates payable are calculated by multiplying with the small rates multiplier £0.499. Small business rates relief may be available.

Terms

Freehold:
Price on application (VAT not applicable).

Estimated rental value for both shops £18,000 per annum.

First floor flat sold off on long lease subject to a ground rent £70 / annum.

Viewings

Strictly by appointment via Fields.

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