



Character Freehold Building | GF - Office | FF - 1 Bed Apartment

Watlington | South Oxfordshire

FOR SALE

Address: 20 Shirburn St
Watlington
Oxfordshire

Postcode: OX49 5BT

Floor area: G - 380 sq ft
1st - 1 bed

Tenure: Freehold

Use: Office and residential

Price: £275,000



- G/F vacant office (380 sq ft)
- Residential rental income - £7,800 pa
- Parking for one vehicle
- Could suit an occupier / investor / developer
- Separate 1st floor 1 bed apartment
- Includes a detached garage
- Potential for alternative uses STP
- Potential to add value

Real Estate Advisors
For The
Thames Valley

Commercial Agency

Development

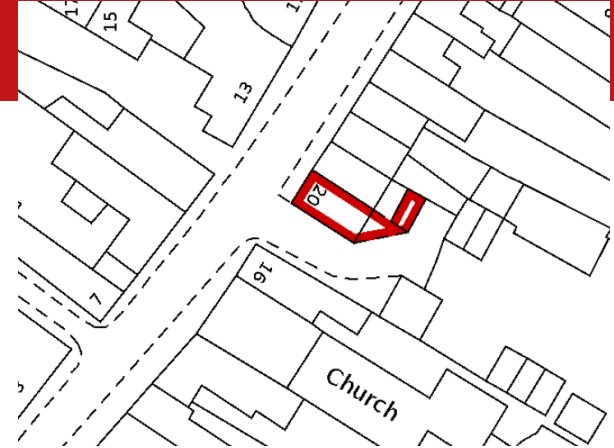
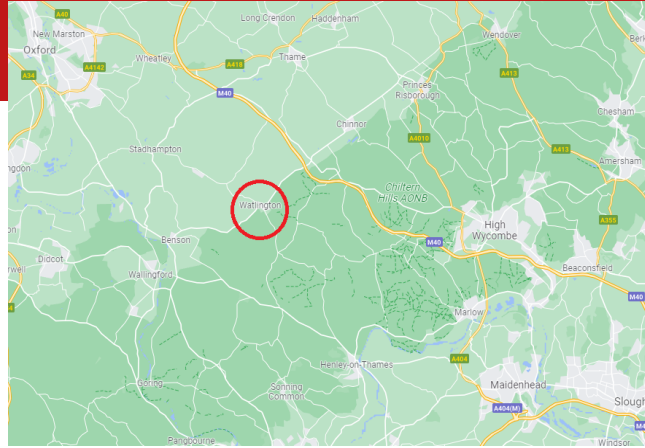
Investment

Angel Court
81 St Clement's
Oxford
OX4 1AW

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Description

A character, Grade II Listed, two-storey property incorporating a self-contained office at ground floor and a one bedroom apartment at first floor. The ground floor provides three office rooms, with bay window frontage onto Shirburn Street, a WC, GCH and spot lighting throughout. The 1st floor apartment provides a double bedroom, a combined lounge and kitchen, bathroom, landing and private ground floor access.

To the rear of the property is a detached garage and parking for one vehicle.

Location

The premises front onto Shirburn Street in the centre of the attractive character town of Watlington in south Oxfordshire. The town is situated at the foot of the Chiltern Hills and provides an easy commute into both Oxford and London, with access to the M40 motorway (junction 6) approximately three miles to the north.

■ [Map](#)

■ [Street view](#)

Planning

The premises are Grade II Listed and situated within a Conservation Area. The property was converted from a two bedroom cottage to the current use in 2005 (planning ref P05/E0513).

Accommodation

The premises provide the following approximate accommodation:

Floor	Use	Sq ft	m2
Ground	Office	380	35.30
First	Residential	GF - lobby FF - Lounge / Kitchen, Bedroom, Bathroom, landing.	

Tenure

The premises are available to purchase on a freehold basis. The ground floor office is currently occupied, however, this shall be vacated upon completion of a sale. The first floor apartment is occupied by way of a periodic tenancy. The passing licence fee is £650 PCM (£7,800 per annum).

Business Rates

The current rateable value of the ground floor office is £3,600, which falls within the small business rates relief threshold and should therefore be eligible for 100% relief.

The apartment falls within council tax band A.

Interested parties should verify this information directly with South Oxfordshire District Council on 01235 422 422.

Price

£275,000 (exclusive).

VAT

It is understood that this property is not elected for VAT.

EPC

Awaiting report.

Legal Costs

Each party shall be responsible for their own legal costs incurred in this transaction.

Viewings

Strictly by appointment via the sole agent.

Contact

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