



GF Shop and two bed apartment | Grove | Oxfordshire
Busy neighbourhood retail area | Opposite Tesco Express

FOR SALE

Address: 5 / 5a Millbrook Sq
 Grove
 Oxfordshire

Postcode: OX12 7JZ

Floor: GF - 918 sq. ft
 Area: FF - 590 sq ft

Tenure: Freehold

Use: Class E
 C3 (Residential)

Price: On Application



- GF shop with VP
- Suitable for an investor or occupier
- Two double bed apartment
- Apartment let on AST (£1,050 PCM)
- Close to Tesco Express and Costa
- Garage and parking space

Real Estate Advisors
 For The
 Thames Valley

Commercial Agency

Development

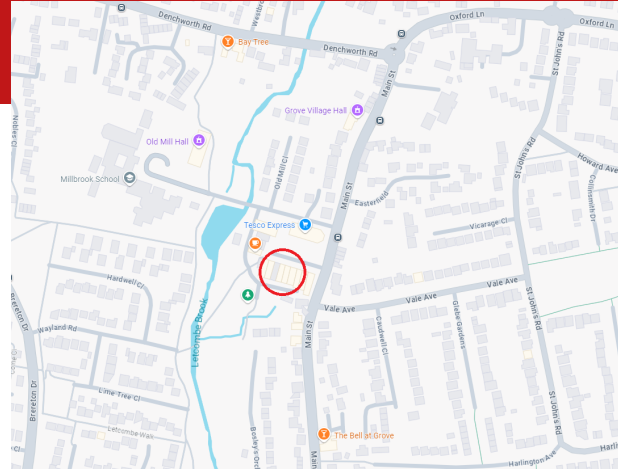
Investment

Angel Court
 81 St Clement's
 Oxford
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Description

The premises comprise a well maintained ground floor shop and a separate first-floor apartment above. The ground floor shop falls within Use Class E and provides a modern fully glazed frontage, an open plan sales area with storage to the rear and kitchen and toilet facilities.

The first floor apartment provides two double bedrooms, gas central heating, UPVC double glazed windows and benefits from a recently fitted kitchen and gas boiler. The flat was also re-wired approximately four years ago.

There is a garage and a private parking space to the rear of the building.

The property forms part of a terrace of similar buildings that make up part of the Millbrook Square neighbourhood shopping centre, which is arranged around a central customer car park that provides approximately sixty spaces.

Location

The property fronts directly onto Millbrook Square, which is a popular neighbourhood shopping area within the large and vibrant village of Grove in South Oxfordshire.

Occupiers within Millbrook Square include Tesco Express, Costa Coffee and Cooperative Funeralcare, as well as a range of independent retailers and food operators.

Grove is a rapidly expanding village situated on the northern border of the North Wessex Downs and is located approximately 15 miles south of Oxford, 20 miles east of Swindon and 10 miles west of Didcot.

■ [Map](#)

■ [Street view](#)

Accommodation

The premises provide the following approximate floor areas:

Floor	Use	Sq ft
Ground	Class E	918
First	Residential	590

Terms

The premises are available to purchase on freehold basis, subject to vacant possession of the ground floor shop and the existing AST on the first floor apartment. Further information is available upon request.

Business Rates / Council tax

Rateable Value - £10,500
Council Tax - Band B

Service Charge

There is a service charge for the upkeep and maintenance of the common parts of the estate. Information is available upon request.

VAT

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

EPC

Area	Rating
No. 5 (shop)	Band C (66)
No. 5a (apartment)	Band D (64)

Legal Costs

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

Viewings

Strictly by appointment via the sole agent.



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