

Rare Freehold Takeaway/Restaurant Premises With F/F Apartment

Detached with generous car park | Carterton town centre | Oxfordshire

FOR SALE

Address: 14 Black Bourton Rd
Carterton
Oxfordshire

Postcode: OX18 3HA

Floor Area: Shop - 1,110 sq ft
Apt - 1,070 sq ft

Use: Takeaway / E
C3 (Residential)

Price: On application



- Vacant possession
- GF takeaway / restaurant
- Potential to expand front seating area
- 1st floor 3/4 bed apartment
- Commercial kitchen extraction system
- Potential for alternative uses / redevelopment STP

Real Estate Advisors
For The
Thames Valley

Commercial Agency

Development

Investment

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Description

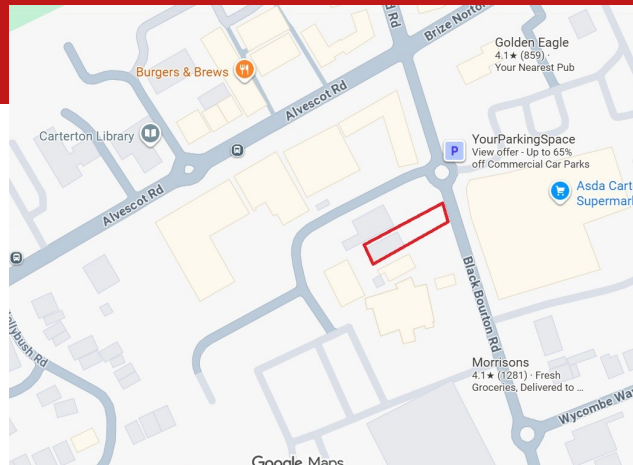
A detached two-storey property offering established ground-floor takeaway accommodation with a separate 3/4 bedroom apartment above, complemented by generous customer parking to the front. The commercial accommodation includes a spacious front waiting area and counter leading to a part-fitted kitchen with commercial extractor hood, stores, and a rear walk-in fridge. The first-floor apartment, has been used as staff accommodation and provides scope for refurbishment and value enhancement.

Subject to planning, the premises may offer potential for redevelopment or alternative uses. The substantial front car park also presents an attractive opportunity to create an extended outdoor seating area for a restaurant operator.

Location

The premises front onto Black Bourton Road in Carterton town centre directly opposite to the entrance to ASDA. Nearby operators include Ladbroke's, Morrisons, an independent butcher and a public house.

Carterton is the second largest town in West Oxfordshire with a population of approximately 18,000. Located to the east of the Cotswolds, it lies approximately 17 miles west of Oxford, five miles south of Witney, and eight miles north of Faringdon.



Accommodation

The premises provide the following approximate internal floor areas:

Area	Sq ft
Shop	1,110
Apartment	1,070

Terms

The property is available to purchase on a freehold basis with vacant possession. Further information is available upon request.

Price

On application.

Business Rates / Council tax

Rateable Value - £16,500
Council Tax - Band B

Interested parties are advised to verify the figures directly with the local authority West Oxfordshire District Council (01993 861000).



VAT

It is understood that this property is not elected for VAT

EPC

Area	Rating
Shop	69 (Band C)
Apartment	47 (Band E)

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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