

Multi-purpose, town centre business premises at 23 Market Place, Faringdon in southwest Oxfordshire.



General description

If “quirky and interesting” compliments your business style then this building in Faringdon’s town centre is what you need. Arranged over four floors, with period features dating from the 1600’s (says Historic England) it is offset by modernity where most needed and Use Class E: Commercial, Business & Service allows for a variety of re-purposing uses without planning consent but, probably most suited to the former A1 to A3 retail uses whereby it was last, and for several years before, as a licensed restaurant.

Location

Faringdon is a growing town located in affluent southwest Oxfordshire, immediately north of the A420 Oxford/Swindon road at its junction with the A417 for Wantage, approximately 9 miles north east of Swindon and 16 miles southwest of Oxford.

The building is located on the northern side of Market Place in the middle of the town centre shopping area, to the right of Morrison’s Daily/the Post Office. Post code - SN7 7HU.

Accommodation (all dimensions approximate – some spaces are of irregular shape)

Ground floor – Initially 5.78m x 4.90m = 28.32sq.m/305sq.ft leading to an inner lobby (2.92m x 1.89m) with stairs off and then two further spaces - 3.55m x 1.33m = 4.72sq.m/51sq.ft (with a door off to the small yard) and 2.62m x 1.87m = 4.90Sq.m/53sq.ft.

First floor (see photo above) – 5.59m x 5.15m = 28.79sq.m/310sq.ft with two raised recesses off (2.66m x 1.44m and 2.34m x 1.34m) and steps off leading to the...

Kitchen (in two parts, see photo overleaf) - 5.25m x 2.01m = 10.55sq.m/114sq.ft and 3.52m x 1.33m = 4.68sq.m/50sq.ft.

Second floor (see photo overleaf) – 4.06m x 2.41m = 9.78sq.m/105sq.ft plus 3.31m x 2.77m/ = 9.17sq.m/99sq.ft – I said it was quirky! - with an inner lobby off leading to a unisex WC.

Third floor – A landing area with storage and a bathroom with WC, door off to a further room 4.02m x 3.25m net = 13.06sq.m/141sq.ft (allowing for partially restricted head height).

Price guide and terms

Unconditional offers in the region of £179,500 are invited for the (two) freehold interests.

Business Rates

Rateable Value (RV) £5,000 (April 2023). Small Business Rate Multiplier for 2023/24 is x 0.499 (= £2,495.00 payable. But, as the RV is below £12,000 Small Business Rate Relief should be claimable meaning £Nil payable. Please contact VWHDC directly for confirmation.

VAT

We understand that VAT is not payable in addition to the purchase price.

Utility services

All mains services are connected. Telephone/broadband by purchaser's own subscription.

Energy Rating

A very good B/49. Full details available on request.

Local planning and rating authority

Vale of White Horse District Council
Abbey House, Abbey Close, Abingdon OX14 4SE
Tel: 01235 422422

Viewing

By prior arrangement with the sole selling agent, Green & Co Commercial and Development Agency, Monday to Friday only between 9am and 6pm. Tel. 01235 763561 ref. RH or email robin.heath@greenand.co.uk

Agent's notes

1. The building is Grade 2 Listed and located in the designated Conservation Area.
2. There is a partly concealed staircase off the initial ground floor area which could supplant the existing to the first floor if required or, probably better, removed altogether (subject Listed Building consent).
3. There is a gated, limited right of way to the rear yard to the right of the frontage.
4. We are informed the Premises Licence allows the sale of alcohol and provision of recorded music between 11am and 12midnight Monday to Saturday, and 12noon to 11.30pm on Sundays.
5. Compliance with the UK's Money Laundering Regulations 2017 requires all offers to purchase to be verified regarding the source of funds and the identity of the ultimate



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CONSUMER RIGHTS ACT 2015

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 1998

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