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abbeyproperties
independent estate agents



**Mill Street
Eynsham, Oxfordshire**

Guide Price £195,000



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Share of Freehold

A beautifully proportioned ground floor office unit with extensive basement (E1 office use) within a stone-built Grade II listed period property in central Eynsham. The property offers much more space than is apparent from first view of the front and comprises two separate offices, inner hall, bathroom and a fitted kitchen. A large basement running almost the length of the building offers scope for imaginative conversion (subject to planning permission). There is no outside space or garden. Formerly, a large 1 Bedroom Flat, this is a unique opportunity to acquire an individual business space with street frontage in the very centre of this popular and vibrant village some 6 miles outside Oxford. Vacant with no onward chain.



SITUATION

Eynsham is a sought-after West Oxfordshire village with an excellent range of local facilities and a fantastic daily bus service into both Oxford and Witney, each some 6 miles distant. Shops and facilities in the village include CO-OP and Spar shops, Butcher, Greengrocer, Off-Licence, Post Office, electrical shop, Library, modern Health Centre, Pharmacy, Market Garden Delicatessen with Cafe, hairdressers, Beautician, and a great choice of traditional pubs. There are village toddler groups, Primary School, and the reputable Bartholomew Secondary School. The community is further buoyed by sports clubs, groups and societies catering for all age groups and interests.

DIRECTIONS

From our Abbey Street office, proceed to Lombard Street and over to Mill Street. The property will be found on your right side after a short distance.

Door to:-

Room 1

Wide window with Mill Street frontage, cupboard housing gas fired boiler, security alarm control, glazed double doors to inner hall, concealed trapdoor access to basement.

Kitchen

Fitted with base and wall units on two walls, rolled edge worktop and tiled splashback, stainless steel single drainer sink, plumbing for washing machine, gas cooker point, space for larger fridge, tiled floor.

Inner Hall

Bathroom

White suite of panelled bath with shower over, wash basin, WC, toiletries storage, shaver socket, tiled floor and tiled walls.

Room 2

At the rear of the building, access to the cellar, windows to side and rear.

Basement/Cellar

A large basement area with a ceiling height in excess of 6'0". This can be assessed from either the concealed floor hatch in Room 1 or stairs from Room 2. There is electric light, power and radiators.

Business Rates

Rateable value effective from 1/4/23: £8800.00 All enquiries should be direct to West Oxfordshire District Council.

Lease & Tenure Info

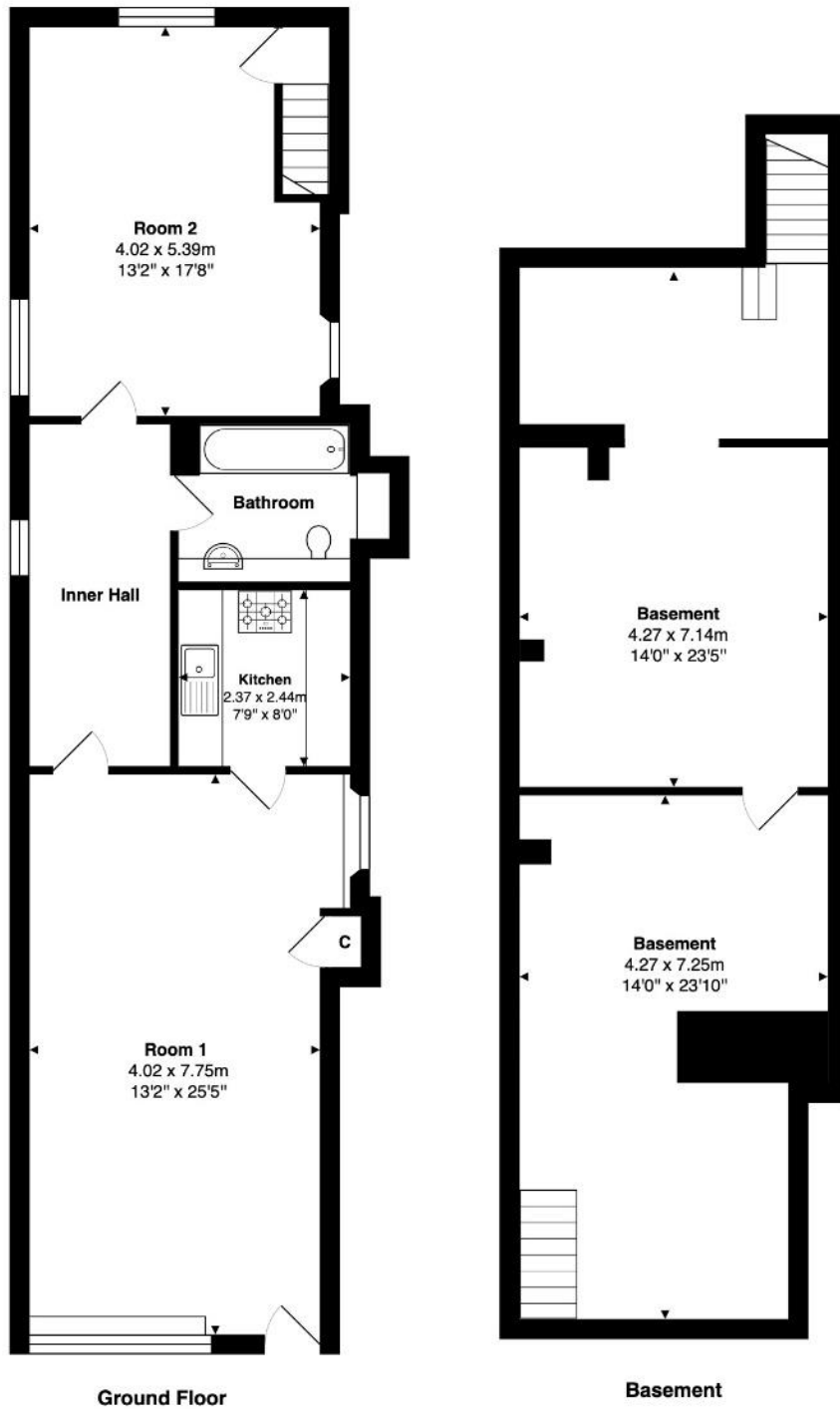
We understand a 125-year lease was granted in 2010.

The property has a 50% freehold share in Mill St. Management Number 1 Ltd. There is currently no ground or service charge payable.

Planning

The property is currently class E1 office.





Approx Gross Internal Area 138.7 m² ... 1493 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk

