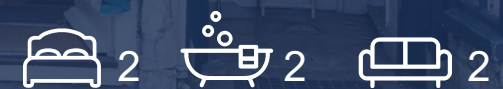


established 200 years

# Tayler & Fletcher



92 High Street  
Burford, OX18 4QF  
**Guide Price of £475,000**









# 92 High Street

Burford, OX18 4QF

*VACANT RETAIL AND RESIDENTIAL OPPORTUNITY IN PRESTIGIOUS COTSWOLD TOWN. PROMINENT PROPERTY IN CENTRAL POSITION ON THE HIGH STREET.*

- Prime Retail Position.
- Grade II Listed.
- Prominent Property.
- Rare Vacant Freehold Mixed Use Opportunity.

## LOCATION

BURFORD is an iconic Cotswold town with its world famous High Street running down the hill to the bridge over the River Windrush. It consists mainly of period properties with many 17th & 18th century frontages providing a wide range of individual retail outlets, restaurants and hotels serving a well developed tourist trade as well as a high end local market. The town is ideally situated with road links to Oxford (about 20 miles) Banbury (M40 J11 about 24 miles) Cheltenham, Stow-on-the-Wold, Swindon and Cirencester. Mainline railway stations at Charlbury and Kingham (both about 9 miles) also provide mainline rail connections to Oxford and London (Paddington)

## DESCRIPTION

92 High Street is a carefully maintained, rarely available, character property occupying a prime retail position in the heart of the renowned Cotswold town of Burford. The property offers the perfect opportunity for an owner occupier to combine both a residential and retail space under one roof.

## PROPERTY

In its current format, the property boasts an attractive and prominent multi-paned window frontage with approximately 269 sq ft of retail space on the ground floor (with additional storage in the basement for the retail area). Above, and accessed via, the shop is a good sized one bedroom apartment set over the first and second floors of the building, benefiting from views across Burford High Street. The back of the retail area leads through a sizable, enclosed courtyard onto a converted stone building/studio, complete with a bedroom area situated on a mezzanine level above a cosy living and kitchen area, with wood burning stove and shower room. It is worth noting that the property has just one access, which is shared by the shop, the apartment and the courtyard studio meaning it would be ideally suited to an owner occupier who could capitalise on the property's town centre location, with the benefit of living accommodation or alternatively investors with the potential of creating a mixed use property, subject to current regulatory compliance.





## PRICE

We are quoting a price of £475,000.

## TENURE

The property is being offered Freehold with Vacant Possession..

## USE

The existing use falls under Class E of the Use Classes Order in England (September 2020) with Residential Accommodation in the flat above and the studio to the rear. The building is situated within Burford Conservation Area and is Grade II Listed.

## EPC

The property has an EPC rating of D - 91.

## SERVICES

We understand mains electric, water and drainage are connected to the property. We have not tested any of the service installations.

## COUNCIL TAX

The Flat has Council Tax Band B (2021 / 2022 = £1,565.82) and the Studio Flat has Council Tax Band A (2021 / 2022 = £1,342.14).

## BUSINESS RATES

Rateable value effective from 1st April 2023 is £13,000. This property may benefit from small business rates relief and we would advise any interested party to contact the Local Authority to find out more information.

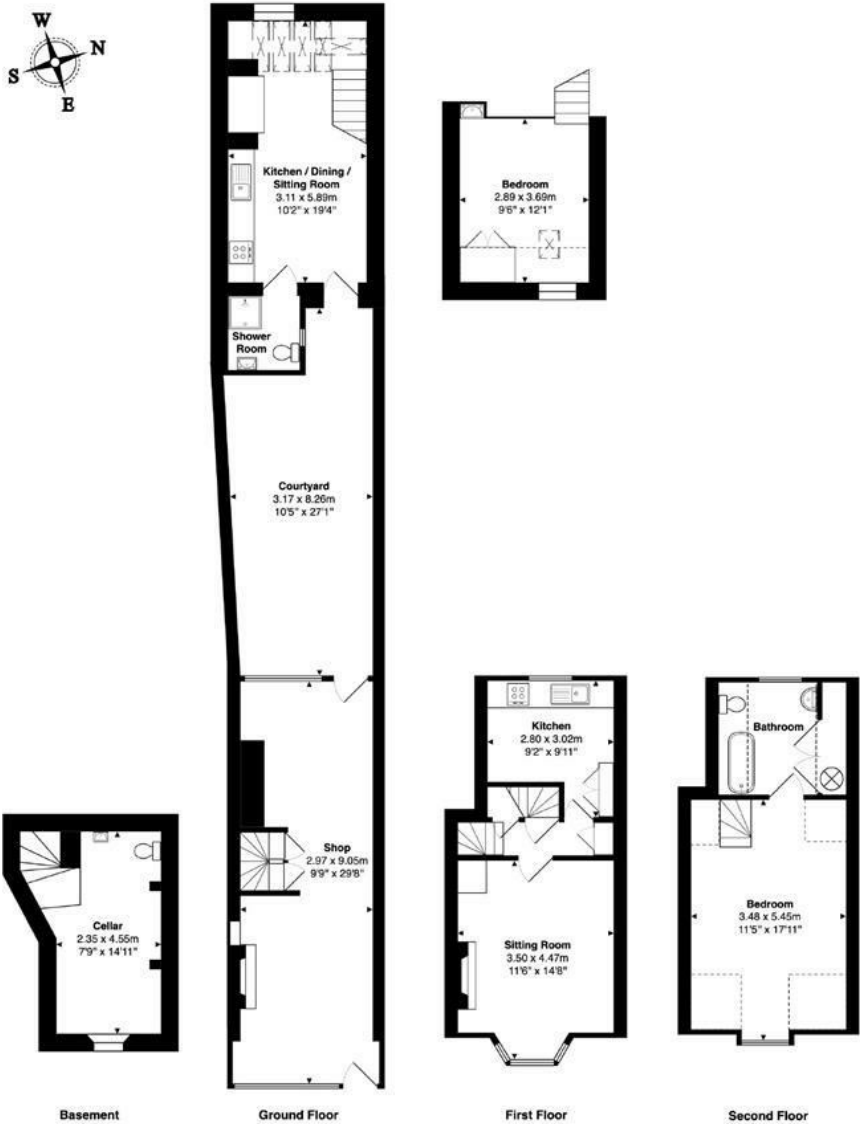
## LOCAL AUTHORITY

West Oxfordshire District Council, Woodgreen, Witney, Oxon OX28 1NB. Tel: (01993) 861000.

## VIEWINGS

By prior approval from the agent, Tayler and Fletcher - Stow office.  
Please contact Robert Holley - robert.holley@taylorandfletcher.co.uk  
Oliver Evans - oliver.evans@taylorandfletcher.co.uk





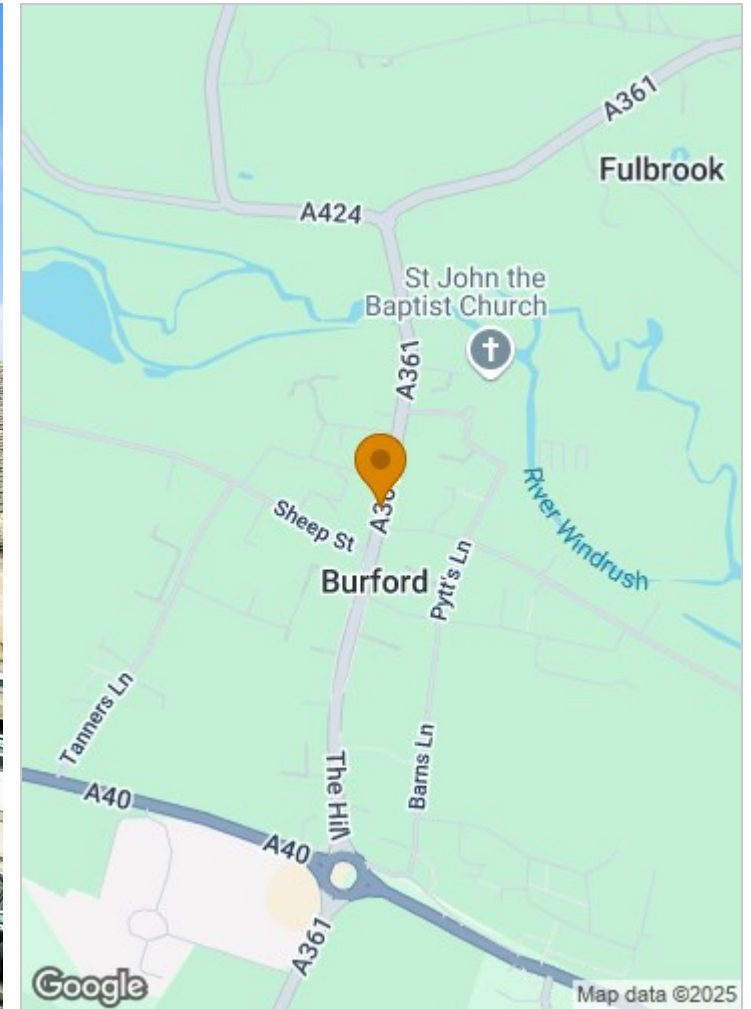
Approx. Gross Internal Area: 123.7 m<sup>2</sup> ... 1332 ft<sup>2</sup> (excluding courtyard)

 denotes reduced headroom (less than 1.5 m / 5 ft)

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](http://www.e8ps.co.uk)



## Location Map



## Viewing

Please contact our Burford Sales Office on 01993 220579 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.