



## 24 St. Marys Street

, Wallingford, OX10 0EW

**Guide price £950,000**



An excellent commercial and residential opportunity in Wallingford Town centre. Comprising of 2 retail units and 2 spacious apartments with garages, garden and future development opportunity subject to planning.





## Description

An excellent commercial and residential opportunity in Wallingford Town centre. This grade 2 listed building comprises of 2 retail units and 2 spacious apartments with garages and garden and future development opportunity subject to planning.

Commercial Shop 1 currently vacant and undergoing viewings for new tenant. Communal entry leads to the front door which opens into the spacious shop / retail unit with good frontage on to St Marys Street. The shop has a smaller area to the rear with door to garden and a large 2nd retail space / storage to the back of the shop overlooking the garden. Currently marketed at £1250pcm

Commercial Shop 2 currently vacant. The shop offers Light and spacious commercial unit with large retail unit and good amount of shop dual frontage on to St Marys Street and New Road. CEPC: D

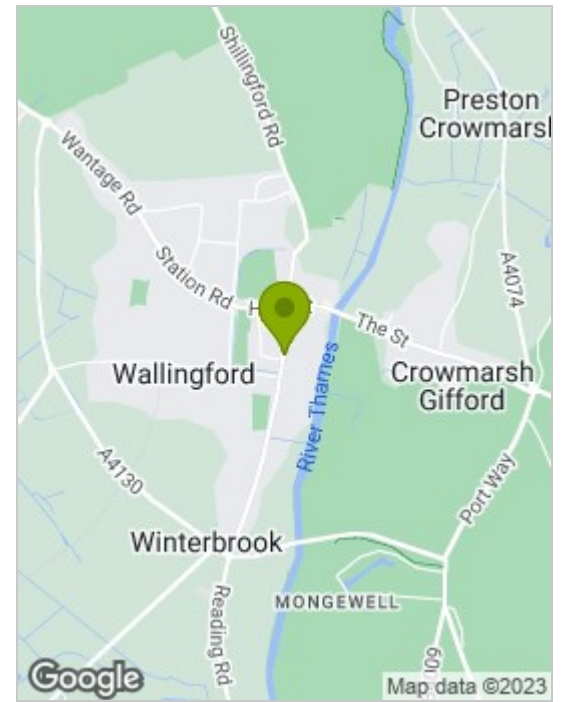
Residential apartment 1 is a spacious 2 double bedroom apartment with communal front door and stairs leading to the front door which opens to the reception hall leading to, Living room with feature fireplace, 2 double bedrooms, family bathroom with shower over bath, Large kitchen / dining room. EPC: E, Council tax band: B

Residential apartment 2 is a spacious duplex apartment which could be used as a 2 to 4 bedroom property. Communal entry and stairs leading to landing with WC, front door to apartment opening to the reception hall which leads to the kitchen with storage cupboard, off the kitchen is the dining room / bedroom 4. From the reception hall is the spacious living room with feature fireplace and storage and door to office / bedroom 3Upstairs leads to 2 double bedrooms and storeroom. EPC: E, Council tax band: B

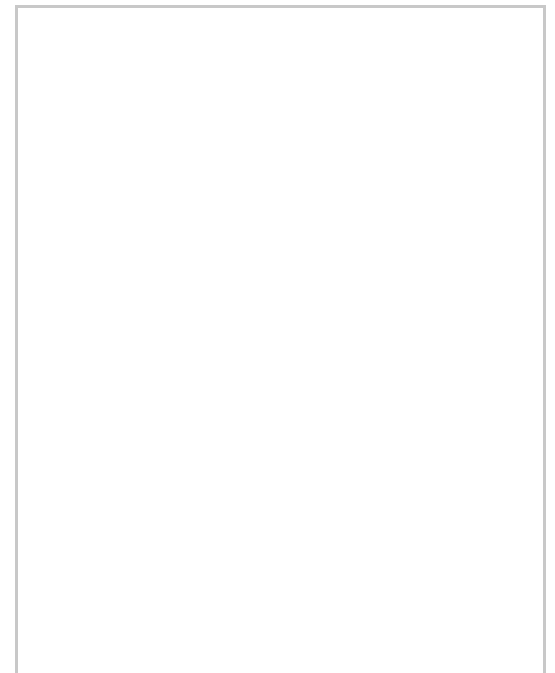
Outside there is a block of garages and parking area which subject to planning could offer a further development opportunity.

Located within the conservation area of Wallingford town centre, with its popular market place and local shops, café's, bars and restaurants along with Waitrose and nearby Lidl. Wallingford is located within easy access to the M4, M40 and A34, Harwell campus and mainline stations can be found at nearby Cholsey & Didcot.

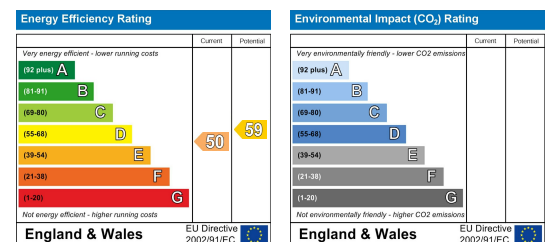
## Area Map



## Floor Plans



## Energy Efficiency Graph



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