

# Freehold Investment Opportunity

16 Corn Street, Witney, Oxfordshire  
OX28 6BL

BWP

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## Location:

Corn Street is a central and historically significant street located in Witney, Oxfordshire. Characterized by its charming architecture, it hosts a variety of shops, restaurants, and businesses, making it a popular destination for both locals and visitors.

Witney is known for its markets and Corn Street often hosts community events and markets, adding to its vibrant atmosphere. Situated in the heart of Witney, it provides easy access to the surrounding Oxfordshire countryside.

## Connections:

Witney offers a well-connected commuting network. The A40 road connects the town to key destinations like Oxford, Cheltenham and London.

Hanborough Railway Station is approximately 6 miles east of Witney, where regular train services run to Oxford and other destinations. Alternatively, Oxford Parkway, which is about 9 miles east of Witney provides connections to Oxford, London, and other major cities.

## Description:

There are two 2-bedroom self-contained apartments and a ground floor studio. The retail unit with frontage straight onto Corn Street is currently occupied by a successful local tattoo studio.



NB. The plan is for identification only. © Crown Copyright OS 0100055500



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## Tenancy:

A large ground floor retail unit which is let a successful tattoo parlour, who have a lease until 2029 with a break in August 2024 and 3 yearly rent reviews. The current rent passing is £25,500 per annum.

On the upper floors there are 2 large 2-bedroom apartments together with a ground floor studio all let on AST agreements and generating a combined £35,040 pa.



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## Planning/Use:

The property currently has Class E(a) use.  
The property is Grade II Listed No. 1212554

## VAT:

The property is not elected for VAT.

## Energy Performance Certificate:

Certificate and report available upon request.

## Title No:

**ON277838 & ON310071**

Title and Title Plans available upon request.

## Income & Accommodation Schedule:

	Occupation	Sq M	Sq Ft	EPC Rating	£ Per Month	£ Per Annum
Ground Floor	Commercial	82.3	886	TBC	£2,125	£25,500
Flat 1 (2 Bed)	AST	75.5	813	TBC	£1,000	£12,000
Flat 2 (2 Bed)	AST	70.3	757	C	£1,200	£14,400
Flat 3 (Studio)	AST	28.8	310	E	£720	£8,640
<b>TOTAL</b>					<b>£5,045</b>	<b>£60,040</b>

n.b. areas provided by the Vendor, not verified by BWP Commercial Property.

## Business Rates:

The Rateable Value of the ground floor of the property is £10,500.

## Viewings:

For further information or an appointment to view, please contact Matthew Jackson or Charley Burgess on 01491 818180.

[matthew@bwpcommercialproperty.com](mailto:matthew@bwpcommercialproperty.com)

[charley@bwpcommercialproperty.com](mailto:charley@bwpcommercialproperty.com)

## Proposal:

We are instructed to offer the freehold for sale at a guide price of £725,000 which reflects a NIY of £7.88%. Subject to Contract.



Flat 2



Commercial Unit Ground Floor (Above)  
Rear Courtyard (Below)





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**BWP Commercial Property Ltd**  
12A Hart Street  
Henley-on-Thames, Oxfordshire  
RG9 2AU  
[www.bwpcommercialproperty.com](http://www.bwpcommercialproperty.com)

**Charley Burgess Senior Associate**  
e: [charley@bwpcommercialproperty.com](mailto:charley@bwpcommercialproperty.com)  
t: + 44 (0)1491 818 180  
m: + 44 (0) 7471 361 485

**Matthew Jackson Director**  
e: [matthew@bwpcommercialproperty.com](mailto:matthew@bwpcommercialproperty.com)  
t: + 44 (0)20 3355 5551  
m: + 44 (0) 774 131 8999

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