

RETAIL INVESTMENT FOR SALE

CBRE

Pulpit House & Old Mast House Abingdon OX14 5AR



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INVESTMENT FOR SALE

Property

Pulpit House and Old Mast House comprises an attractive and prominently located retail and office property, located in the heart of Abingdon on Thames. Occupying a prominent position on The square, the Grade II listed property boasts attractive period features, and the Old Mast is believed to house two pillars which are widely reputed to be the mast of the "Mayflower". The property benefits from a private car park, which is located to the rear of the property.

Location

The property is located in the historic market town of Abingdon on Thames in South Oxfordshire, just 6 miles south of Oxford. Abingdon offers a wealth of amenities in the town centre including a number of restaurants, cafes and shops. In addition, Fairacres retail park is home to a range of retailers including Aldi, Homebase and Argos. Abingdon benefits from excellent accessibility due to its close proximity to the A34 trunk road, which in turn provides access to wider motorway network including the M40 and M4. The nearest railway station is 2 miles away at Culham and Radley, with the closest mainline services located in Oxford (6miles) and Didcot (8miles).

Accommodation

	Sq m	Sq ft
PULPIT HOUSE		
Ground Floor (retail)	195.65	2,106
First floor (storage)	151.43	1,630
OLD MAST HOUSE		
Ground Floor (office)	181.07	1,949
First floor (office)	87.89	945
TOTAL	616.04	6,630



Investment Summary

Pulpit House		Old Mast House	
Tenant	ASK Restaurants Limited	Rent	£39,000 per annum exclusive
Demise	Ground and 1 st floors	Rent review	25 th November 2022
Lease term	25 years, expiring 22 nd June 2033	Repair	Full repairing and insuring lease

Quoting Price

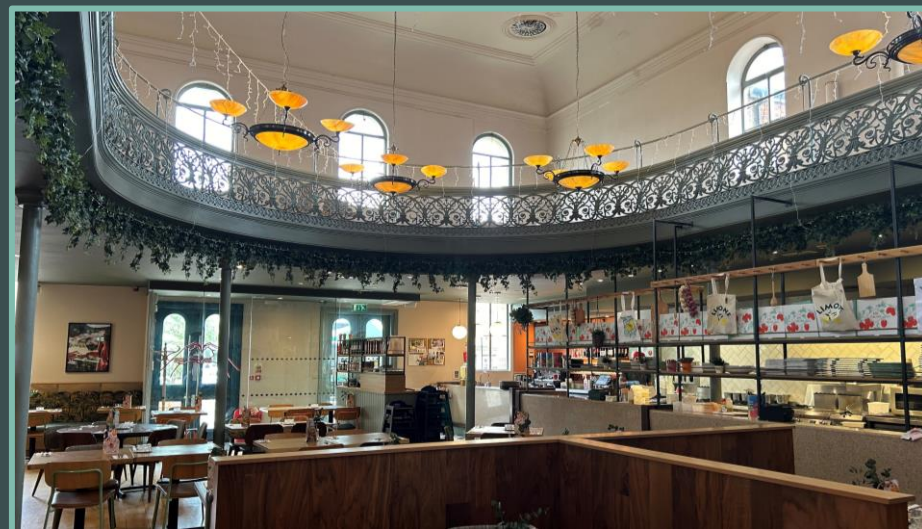
The quoting freehold price is £950,000 (nine hundred and fifty thousand pounds only).

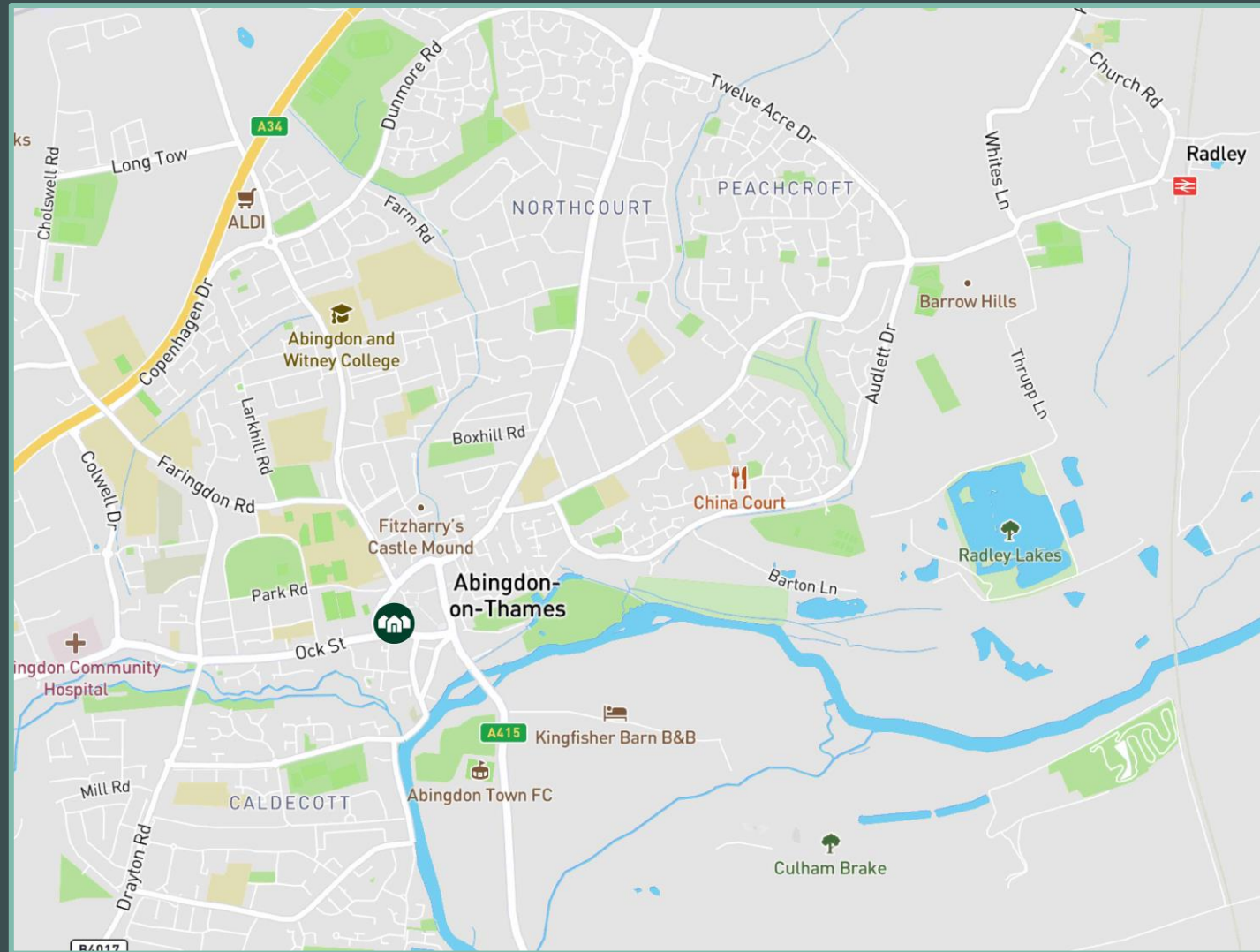
Outgoings

2023/2024 Rateable Values:	EPC	VAT
Pulpit House: £39,750	D 78	VAT is applicable upon the sale of the investment.

Legal Costs

Each party to bear their own legal costs in relation to this transaction.





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