

**ESTABLISHED, SERVICED
APARTMENTS BUSINESS
FOR SALE AS A GOING CONCERN.**



**MILLBROOK HOUSE APARTMENTS
HIGH STREET, MILTON, NR. ABINGDON, OXFORDSHIRE
(www.millbrookhouse.org.uk)**

General description

A three-building complex of 10 fully equipped, serviced, short-let apartments comprising a block of 7, converted in 2007 out of the original 1989 building and an additional block of 3, built in 2015 plus a former stable block providing for ancillary uses, all set around a central courtyard providing ample car parking.

Location

OX14 4EL. Milton village lies just north of the A34 "Milton Interchange" near Didcot, adjacent to the extensive Milton Technology and Science Park and within a short drive of Didcot Parkway mainline station.

High Street is the main road running north/south through the village. From the A34 interchange follow the signs for Milton (village) and on entering the village Millbrook House Apartments will be found on the right-hand side, after the right turn for Pembroke Lane. When visiting please pull off the road and into the courtyard on your left.

Accommodation (all dimensions approximate)
3 x 2 bed apartments over two floors;

3 x 1 bed apartments (1 x ground floor & 2 x first floor);
 1 x 2 bed apartment (ground floor & disabled friendly);
 3 x studio apartments (2 x ground floor & 1 x first floor); and
 A former stable block which comprises a laundry room for guests and service staff, a store room for servicing equipment, a small convenience shop & store room and three further store rooms. These last three rooms offer potential for additional letting accommodation (subject to a change of use planning consent). There is also a rear garden to the larger apartment block, an electric vehicle charging station and wi-fi service.



Price guide and terms

Profit and loss accounts for the last 3 trading years are available on request. All-inclusive offers for the freehold of the land, business goodwill and inventory are invited.

VAT

We understand the land is opted in for VAT purposes and therefore VAT is payable in addition.

Business Rates

Rateable Value (April 2023) - £13,500. Small Business Rate Multiplier 2024/25 is $x 0.499 = £6,736.50$ payable but, as the RV is between £12,000 and £15,000 those eligible for Small Business Rate Relief should be able to claim a discount from the local rating authority (contact details below).

Utility services

Mains water, electricity, gas and drainage are connected. Telephone/broadband by subscription.

EPC rating

A very good 66/C. Full details available on request.

Planning history

V09/00250/FUL dated 22/04/2009, V04/01638/FUL dated 21/07/2005 and a s.106 agreement dated 14/07/2005 securing the use of the new buildings under Use Class C1 as self-catering accommodation ongoing apply.

Local planning and rating authority

Vale of White Horse District Council
Abbey House, Abbey Close, Abingdon, Oxon OX14 3SE
Tel: 01235 520202

Viewing

By prior appointment with the sole agent Green & Co Commercial and Development Agency, during usual business hours, Monday to Friday only. Tel. 01235 763561 (ref. RH) or email robin.heath@greenand.co.uk directly

(Illustrative photos from different apartments)



GENERAL LOCATION



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LANDMARK INFORMATION

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Plotted Scale - 1:50000. Paper Size - A4

33 Market Place, Wantage, Oxon OX12 8AL t. 01235 763561 e. cda@greenand.co.uk www.greenand.co.uk

Tenants must check the availability, any particular aspect of the property that could be of importance to them and book an appointment to view before embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER RIGHTS ACT 2015

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 1998

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