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Taylor & Fletcher



Former Veterinary Hospital, Albion Street,
Chipping Norton, OX7 5BN
Offers In Excess Of £325,000

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Mixed Use Development Opportunity (Subject to Planning). Centrally located within the Market Town of Chipping Norton. Includes own car parking area at rear with access from Glovers Close. In total approximately 2,494 sq ft (232 sq m) sitting in 0.158 acres.

- Development Opportunity (STP).
- Central location.
- Approximate 2,500 sq ft GIA.
- Currently Mixed Use.
- Rear Car Park.
- Overlooks Co-op Food main entrance.

Location

Chipping Norton is a picturesque, well known and thriving Market Town, serving a wide rural area of the Oxfordshire Cotswolds. It offers an extensive range of shops including High Street names, boutiques, bookshops and antique shops. There is also the "Living Room", a boutique cinema which has recently opened. Other facilities include a Hospital and Medical Centre, a Theatre, Swimming Pool and Leisure Centre, Golf Course, and excellent Primary and Secondary Schools. It is conveniently situated, being within easy travelling distance of Banbury (13 miles with M40 link), Oxford (20 miles) and Stratford-upon-Avon (24 miles). Main line train services to London (Paddington) are available from either Charlbury (6.5m) or Kingham (5 miles), or to London (Kings Cross) from Banbury (12 miles).

Situation

The property is located on Albion Street which runs parallel with the main High Street and Market Place. There is a car park at the rear of the property which is accessed via Glovers Close. The property

overlooks the main entrance to the Co-op food store and car park. There is mostly a mix of residential occupiers nearby with a small commercial courtyard situated next door.

Description

The main building which fronts Albion Street comprises a two storey property with stone elevations under a pitched tiled roof. There is then a block/stone built single storey flat roof extension stretching into the car parking area at the rear. Internally on the ground floor there are a mix of office rooms towards the front leading to more clinical stores/workshop areas at the rear of the building. The first floor of the main building is accessed from an external staircase at the side and comprises a dual aspect room with kitchen facility and separate shower room and W.C.. The car park can accommodate approximately 8-10 cars. The entire site is approximately 0.158 acres (0.064 hectares).

Accommodation

The approximate Gross Internal Areas for





the property is as follows:-

Front Retail 20.33 sq m / 219 sq ft
Middle Offices/Vet Rooms 81.74 sq m / 880 sq ft
Rear Clinic Rooms 56.67 sq m / 610 sq ft
Stores, Washrooms and Old Kennels 37.15 sq m / 400 sq ft
Basement 15.10 sq m / 162 sq ft
Second Floor Studio 20.76 sq m / 223 sq ft
TOTAL 231.74 sq m / 2,494 sq ft

Business rates/ Council Tax

The current rateable value (1 April 2023 to present) is £20,250 and is described as a "Funeral parlour and premises".

Planning

The current use class is believed to be Class E. One of the most recent planning permissions is referenced as follows 16/00229/FUL - GRANTED 'Proposed change of use from Sui Generis to A1 Funeral Parlour'.

Services

We understand that the property benefits from mains Gas, Water, Sewerage, and Electricity. We have not tested the services.

Price

Offers are sought for over £325,000.

Tenure

We are informed the property is held Freehold under Title Register number ON148240.

VAT

We understand the property is not elected for VAT.

Energy Performance Certificate

The current EPC rating is D - 91 and expires 10th November 2025.

Local Authority

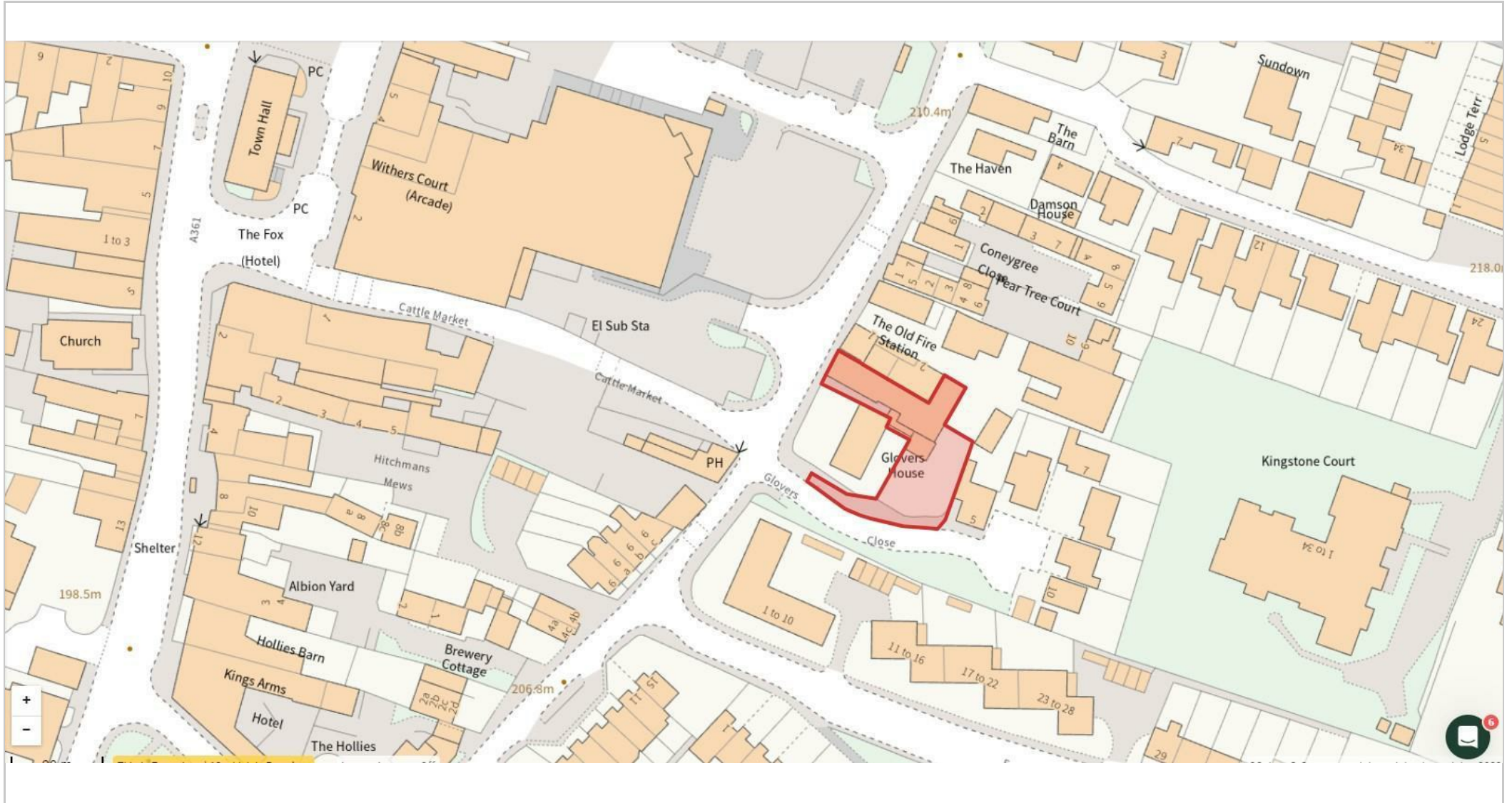
West Oxfordshire District Council.

Viewings

Viewings are strictly by appointment only, and can be arranged by contacting Robert Holley on robert.holley@taylerandfletcher.co.uk or Oliver Evans on oliver.evans@taylerandfletcher.co.uk



Area Map



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