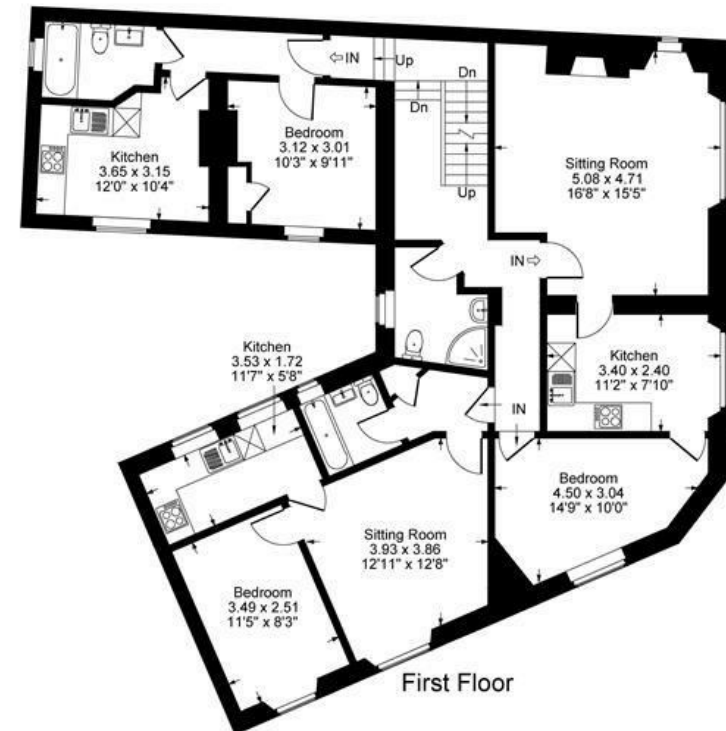
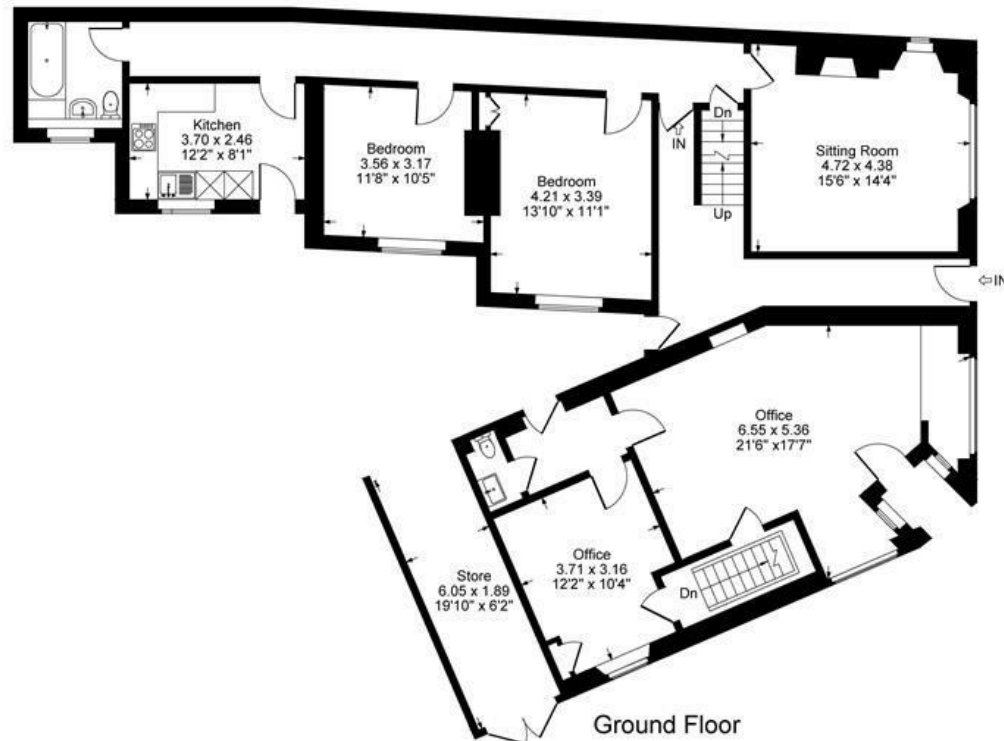
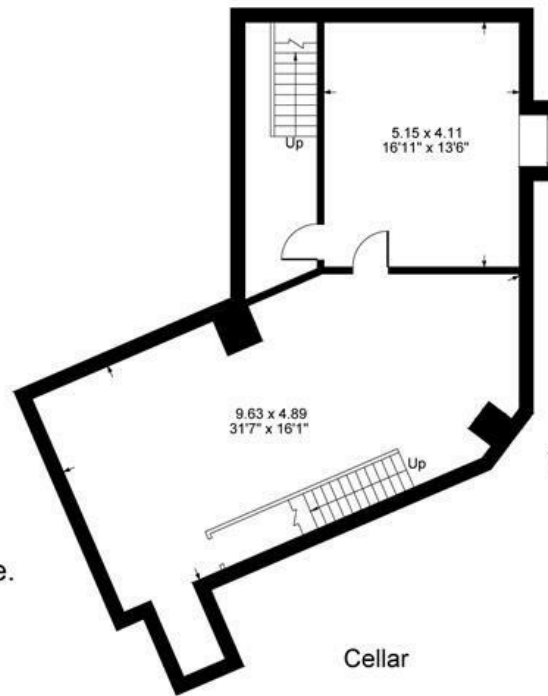




Church Street, Charlbury



Approximate Gross Internal Area
 Cellar = 79.01 sq m / 850 sq ft
 Ground Floor = 151.24 sq m / 1628 sq ft
 First Floor = 129.60 sq m / 1395 sq ft
 Second Floor = 99.38 sq m / 1070 sq ft
 Total Area = 459.23 sq m / 4943 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



The Property

Located in the heart of Charlbury, Tall Storeys offers a rare freehold investment opportunity with a strong yield of £64,950 per annum and proven return on investment. This mixed-use property spans a total of 4,943 square feet and comprises six fully tenanted residential apartments—one two-bedroom and five one-bedroom units—alongside a commercial unit occupying part of the ground floor and basement under a protected business tenancy.

The property is well-maintained and fully let, providing an immediate and consistent rental income. Charlbury is a thriving Cotswold market town with strong demand for residential tenancies, benefiting from excellent transport links, including a mainline station with direct services to Oxford and London Paddington.

This established investment asset represents a secure income stream in a desirable and well-connected location.

Title Register & Plan, Tenancy Agreements, EPCs, Asbestos Survey, and Electrical Installation Condition Reports are available on request.

Viewing by appointment only.

Situation

Charlbury is an ancient market town well situated in the Oxfordshire Cotswolds. It has become increasingly popular in recent years with those seeking the benefits of a country lifestyle yet requiring easy access to London, Oxford, and other major centres. The town retains a mainline railway station (Oxford approx. 20 minutes, London Paddington approx. 70 minutes) and enjoys the majority of useful amenities, shops, professional and medical services. Charlbury has several pre-school nurseries and an excellent primary school. The entire town is designated as a Conservation Area and is located within the Cotswolds Area of Outstanding Natural Beauty. Oxford is 17 miles and the towns of Chipping Norton and Witney are 7 miles distance by road.

Terms

Each flat is let on a 12-month Assured Shorthold Tenancy whilst the shop / office is the subject of a commercial tenancy protected by the security of tenure provisions of the Landlord & Tenant Act 1954.

The aggregate passing rent stands at £64,950 per annum





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