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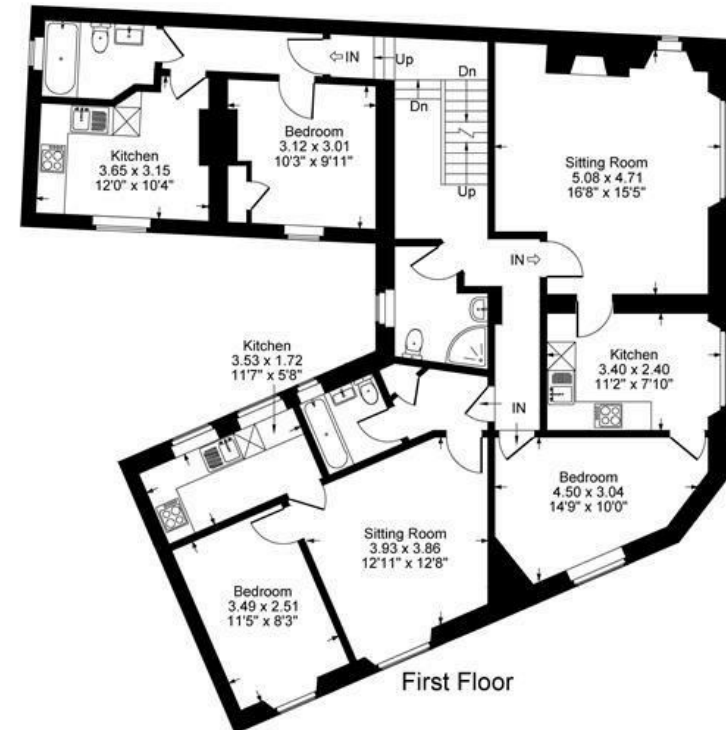
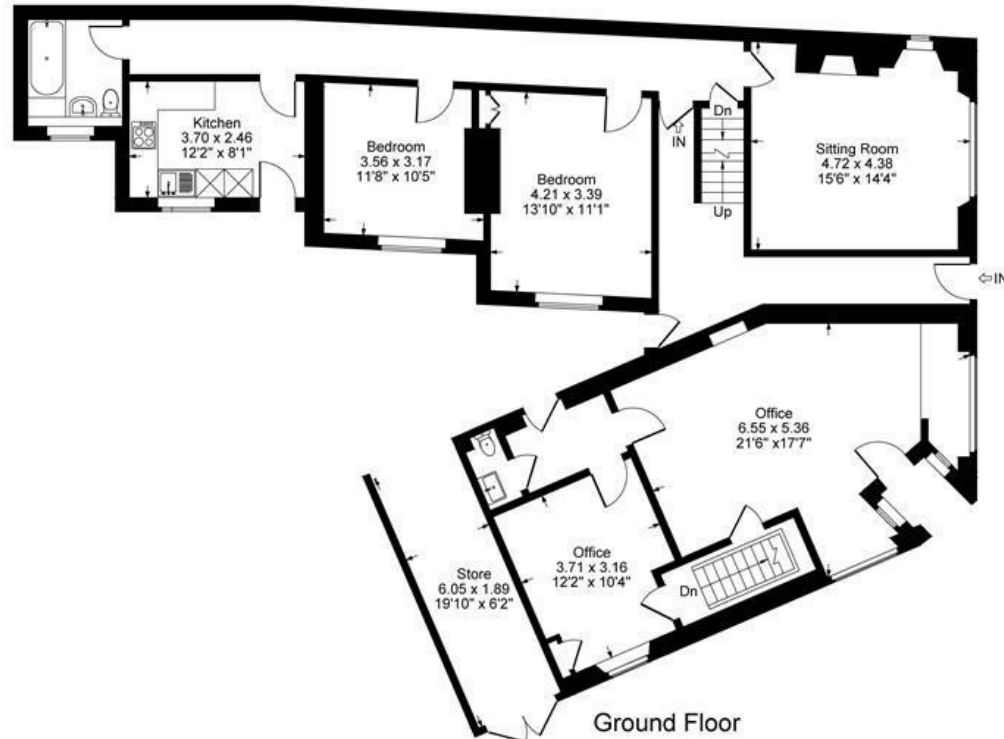
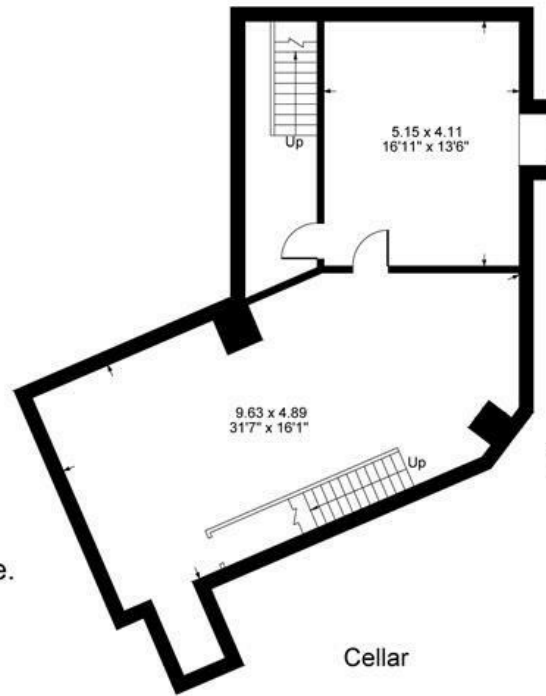
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Church Street, Charlbury





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 long-term 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













1 Church Street  
Charlbury  
Oxfordshire  
OX7 3PW  
Telephone: 01608 811146

10 Market Place  
Chipping North  
Oxfordshire  
OX7 5NA  
Telephone: 01608 644808