

established 200 years

Taylor & Fletcher



6 Middle Row
Chipping Norton, OX7 5NH
Guide Price £250,000

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- Freehold opportunity.
- Private courtyard.
- Flexible uses.
- Ground floor NIA of 314 sq ft.
- Far reaching views to rear.
- Living accommodation above.
- Town centre location.
- Total NIA of 830 sq ft over three floors.

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 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 situated in the heart of Chipping Norton's Market Place and overlooks the pedestrianised lane known as 'Middle Row'.

DESCRIPTION

The property comprises of a ground floor showroom area, with good window frontage overlooking Middle Row, with additional ground floor stores, cloakroom and a rear extension which

leads onto an enclosed courtyard area. The first floor is an open plan lounge/kitchen with stairs up to the second floor which has the bedroom and separate bathroom with electric shower over the bath. The ground floor retail area (including rear stores) is approximately 314 sq ft (29 sq m) and ITZA is 238 sq ft. The total size of the property is approximately 830 sq ft over three floors (77 sq m).

GUIDE PRICE

Guide Price of £250,000.

VAT

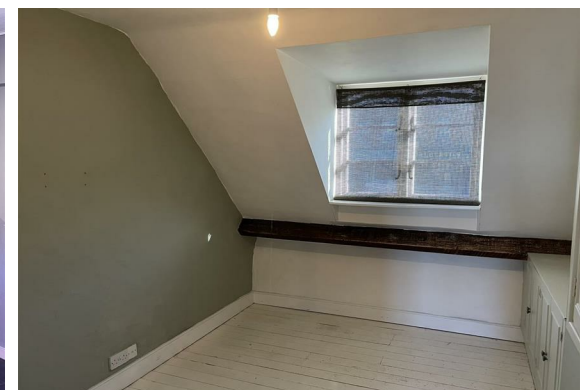
We understand VAT is not payable upon the purchase of the property.

SERVICES

Mains services of Water, Electricity and Drainage are understood to be connected. We have not tested these services.

BUSINESS RATES/COUNCIL TAX

The premises are currently assessed for Business Rates at a Rateable Value of £6,100, and the residential element is Council Tax Band A, so for the year 2023/2024 the amount payable is £1,487.02. The Rateable Value falls under the threshold and so qualifies for 100% small business rates relief, subject to tenant eligibility.





PLANNING

The Property is not Listed but is well located in the heart of the Town Centre Conservation Area and is within the broader Cotswolds Area of Outstanding Natural Beauty (AONB). The shop has most recently been used as a shop/café on the ground floor with a one bedroom residential flat above.

EPC

The Energy Performance Certificate Rating has been assessed as being C57 expiring on 29th December 2033.

LOCAL AUTHORITY

West Oxfordshire District Council,
Woodgreen, WITNEY, Oxon OX28 1NB
(01993) 861000

VIEWINGS

Viewings are strictly by appointment only, and can be arranged by contacting Robert Holley on robert.holley@taylorandfletcher.co.uk or Harry Penman on harry.penman@taylorandfletcher.co.uk

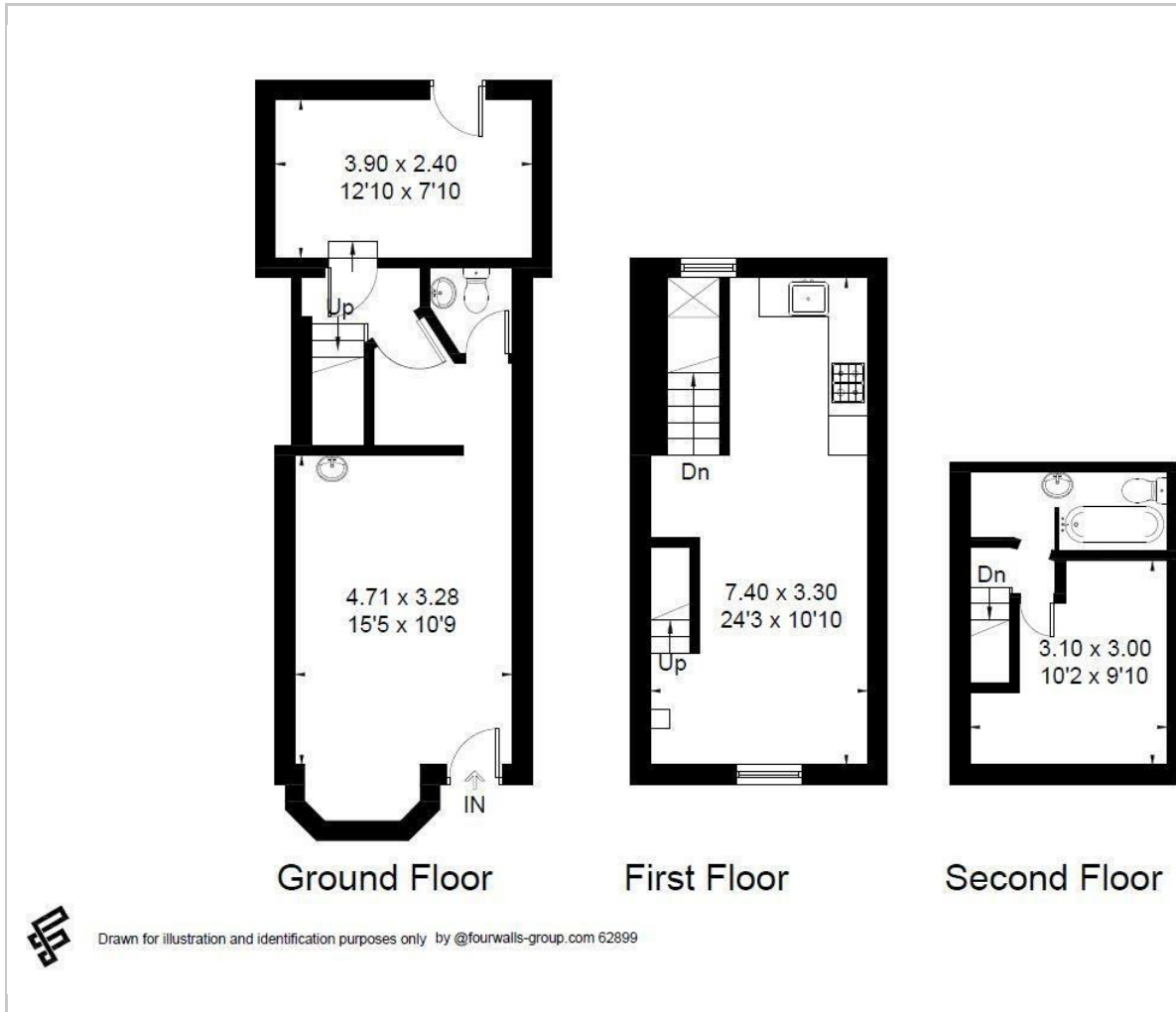
AGENTS NOTE

The access to the residential is through the retail area. There is no separate access so would suit an owner occupier living above their own shop/commercial enterprise.

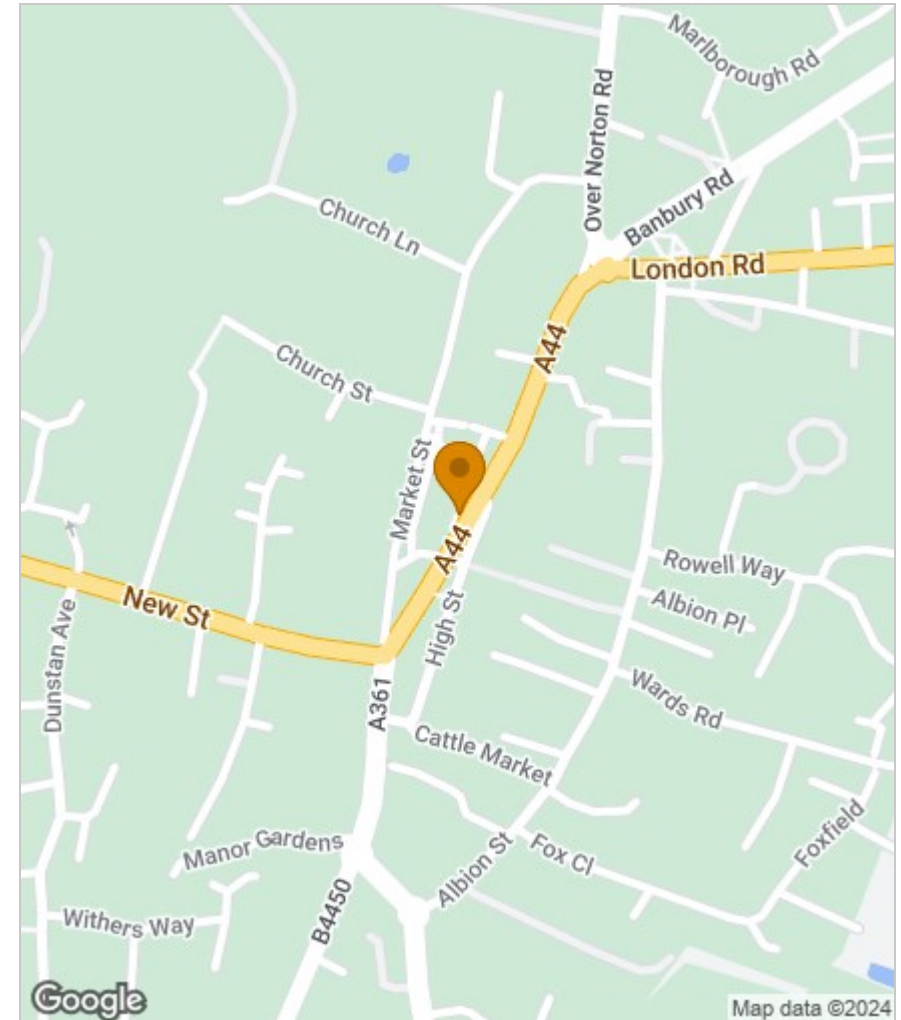
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Floor Plan



Area Map



Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.