

established 200 years

# Tayler & Fletcher



The Studio, Firs Farm, The Green, Over Norton, Chipping Norton OX7 5PT

**£6,000 per annum (£500 pcm)**

*Groundfloor workshop/Studio property of approximately 542 sq ft with additional kitchen and WC. offers flexible use within a rural location just outside of Chipping Norton.*

- Studio/Workshop
- Kitchen and WC Facilities
- Rural Location
- Flexible Uses

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## LOCATION

Over Norton is a pretty rural village, but situated close to and only about 1 mile north of the well known north Oxfordshire Market Town of Chipping Norton, with its wide range of shops, schools, commercial and community facilities, and good transport connections to Oxford, Banbury and other nearby centres. The village of Over Norton has a frequent bus service and a village hall with various thriving groups. The nearby town of Chipping Norton is less than 1 mile away.

## DESCRIPTION

The property at Firs Farm is a self contained, ground floor studio with own kitchenette and WC facilities. The studio makes up the ground floor element of a two storey stone barn conversion and benefits from double pedestrian doors at the front which leads across the small garden area onto the The Green, which is in the centre of the village. internally the studio has stone elevations and a concrete floor.

## ACCOMMODATION

All measurements are approximate Gross Internal Areas (GIA) and measured in accordance with the RICS Code of Measuring Practice 6th Edition. The studio measures approximately 542 sq ft (50.37 sq m) with an additional kitchen area of 52 sq ft (4.81 sq m).

## LICENCE FEE

The licence fee is £500 pcm ( £6,000 per annum) exclusive.

## LICENCE

The studio is offered with a flexible licence on the basis of a 12 month initial term.

## ARRANGEMENT FEE

The ingoing tenant will be responsible for paying £200 + VAT (£240) for setting up agreements and relevant documentation.

## OUTGOINGS

There will be a contribution made towards the electricity costs for the buildings. The property will also need to be assessed for business rates which the user will be responsible for. It is believe that the rateable value will benefit from 100% small business rate relief.

## SECURITY DEPOSIT

Two months rent will be required as a deposit.

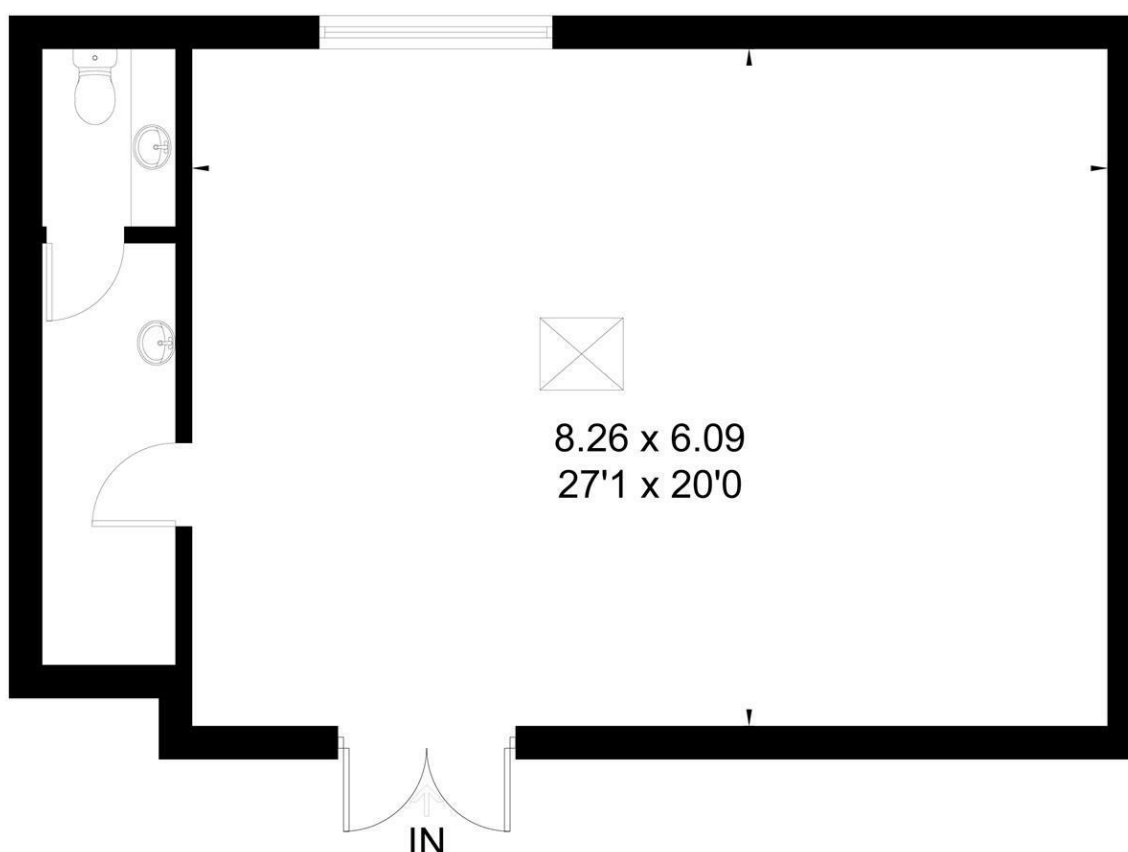
## VIEWINGS

Strictly by appointment through Tayler and Fletcher Stow-on-the-Wold Contact: Robert Holley or Oliver Evans: 01451 830 383 E-mail: [robert.holley@taylorandfletcher.co.uk](mailto:robert.holley@taylorandfletcher.co.uk) or [oliver.evans@taylorandfletcher.co.uk](mailto:oliver.evans@taylorandfletcher.co.uk)



## Floor Plan

Approximate Floor Area = 58.0 sq m / 624 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #82784

## Area Map



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