

established 200 years

# Taylor & Fletcher



No. 5 Market Street

, Charlbury, OX7 3PL

Offers In Excess Of £550,000



## No. 5 Market Street , Charlbury, OX7 3PL

*Mixed Investment Opportunity comprising a well presented two bedroom maisonette above a commercial unit, together with a small private courtyard area to the rear.*

*Ideally situated in the popular and thriving town of Charlbury, the property offers the potential for both residential and commercial income streams, making it an attractive proposition for investors.*

### LOCATION

Charlbury is an attractive market town set on the edge of the Cotswolds, offering a good range of local amenities including a Co-operative supermarket, medical centre, dental practice, veterinary surgery, library, and pharmacy, along with a selection of public houses including the highly regarded The Bull and The Bell.

The town is also well known for its mainline station, providing regular rail services to London Paddington in approximately 1 hour and 10 minutes. Charlbury is conveniently located for access to nearby centres including Chipping Norton (8 miles), Burford (9 miles), Oxford (18 miles), and Stratford-upon-Avon (30 miles).

### DESCRIPTION

Occupying a prominent position on Charlbury's high street, this charming Cotswold stone premises benefits from an attractive and highly visible frontage. This period building features traditional stone elevations, a stone slate roof and large display windows, providing excellent visual presence and appeal in a much sought after Cotswold town. No. 5 Market Street presents a rare opportunity to acquire a characterful mixed-use property comprising a n established retail unit at ground-floor level, together with a spacious and self-contained two-bedroom maisonette

above. The residential accommodation provides comfortable living space arranged over the upper floors.

### THE SHOP

Benefiting from a prominent retail frontal, the ground floor comprises almost 300 sq ft of retail accommodation, leading to a single-storey workshop space of approximately 190 sq ft, with patio doors out onto the courtyard garden. Currently operating as a picture framing studio, the workshop also benefits from an additional storage space and WC. The property has been owner occupied for 17 years and offers a rare opportunity to purchase a commercial premises with vacant possession in the heart of this desirable Cotswold town.

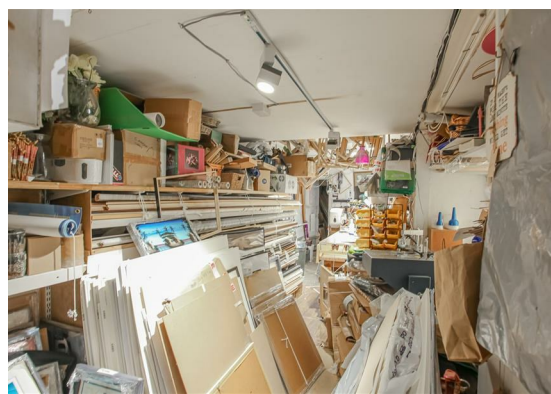
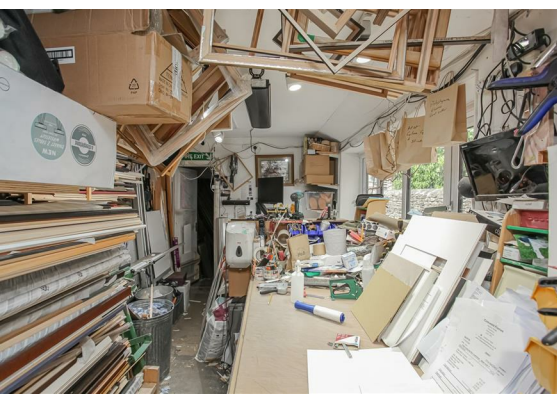
### THE MAISONETTE

Accessed via a communal entrance, stairs lead to the first-floor landing, complete with feature window.

The first floor comprises a characterful sitting/dining room, featuring a charming stone fireplace with a wood-burning stove. A galley-style kitchen is fitted with a gas hob and electric oven, integrated dishwasher, and plumbing for a fridge freezer and washing machine. The kitchen also benefits from underfloor heating.

The bathroom includes a bath with shower overhead and WC, again with





underfloor heating controlled via the kitchen system.

A further staircase leads to the second floor, including a generously proportioned principle bedroom with double-glazed windows, alongside a second double bedroom.

Additionally there is a useful generous roof space.

#### **PRICE**

We are quoting offers in excess of £550,000.

#### **TENURE**

Property is being offered Freehold with Vacant Possession on Completion.

#### **USE/ PLANNING**

We understand the shop currently benefits from Class E use, and the maisonette from C3 (residential). We believe the property not to be Grade II listed, however is situated within the Charlbury Conservation Area, and the Cotswolds National Landscape (formerly AONB).

#### **EPC**

The maisonette has an EPC rating of D, and the shop has a rating of C.

#### **SERVICES**

We understand mains gas, electric, water and drainage are connected to the property. We have not tested any of the service installations.

#### **COUNCIL TAX**

The Flat has Council Tax Band C (2026/2027 = £2262.21)

#### **BUSINESS RATES**

The rateable value for the shop from 1 April 2026 to present is £4,750. We believe the property will benefit from

small business rates relief, and would advise any prospective purchasers to contact the Local Authority to find out further information.

#### **LOCAL AUTHORITY**

West Oxfordshire District Council, Woodgreen, Witney, Oxfordshire, OX28 1NB - 01993 702944

#### **VIEWINGS**

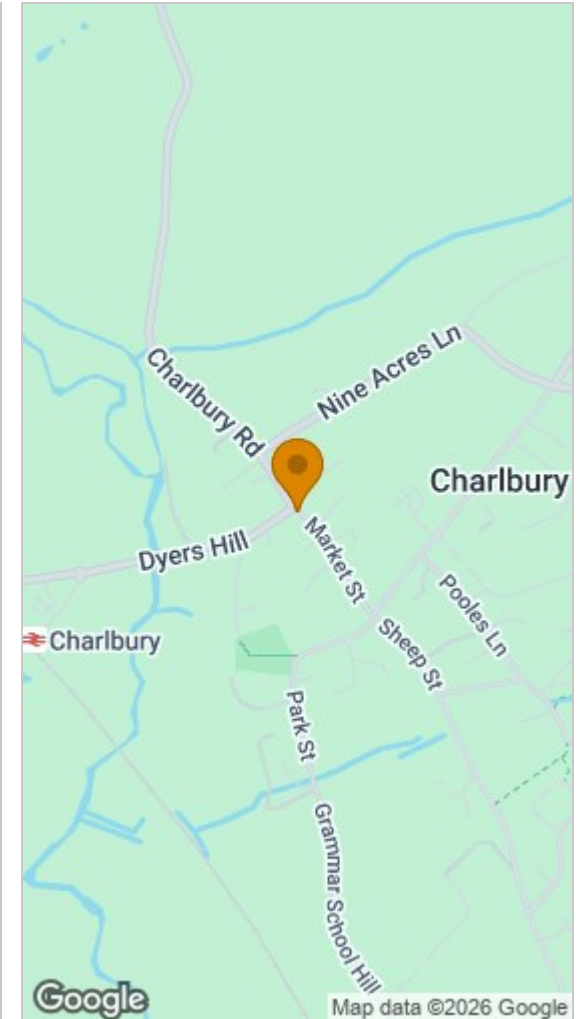
Viewings are strictly by appointment only via the Chipping Norton office.

Telephone Number: 01608 644344

## Floor Plan



## Area Map



## Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	