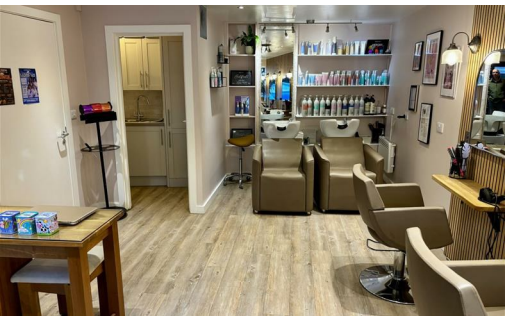
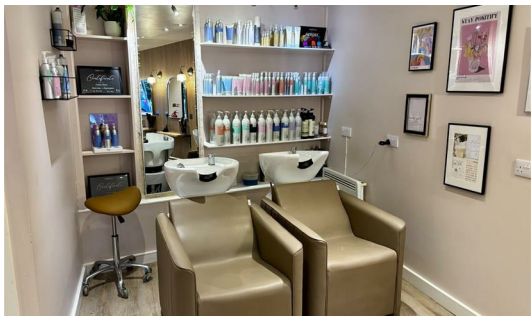
established 200 years

Tayler & Fletcher









2 Heath Court, Queen Street, Hook Norton OX15 5EG

Guide Price £105,000 + VAT

- Small Commercial Property
- Newly Refurbished
- Courtyard Location Next To Village Butchers
- Long Leasehold
- 2 Car Parking Spaces Included

LOCATION
Hook Norton is an attractive village in North Oxfordshire, located south west of Banbury towards the market town of Chipping Norton. The village is well served by a range of local shops, a post office and both doctors and dental surgeries. There is also a choice of public houses, a parish church, a primary school and a butchers (situated next door). The property is also within easy access of Soho Farmhouse in Great Tew (4 miles).

The nearest larger service towns are Banbury, Chipping Norton and Oxford. Banbury is located 8 miles east of Hook Norton and is known for its market town and historic architecture. Chipping Norton is located 5 miles south of Hook Norton and is known for its picturesque countryside. Oxford is located approximately 25 miles southeast of Hook Norton and is known for its world-renowned university and rich history.

The nearest major train station to Hook Norton is Banbury, which is approximately 8 miles away with services to London, Birmingham, and Oxford. The M40 motorway (Junction 11) is approximately 11 miles away from Hook Norton.

DESCRIPTION
2 Heath Court comprises the ground floor commercial element of a mid terraced, three storey property constructed of a mix of concrete block, brick and timber clad elevations under a slate pitched roof. The upper floors are separately owned and are residential.

The premises are currently let to a hairdresser, with the lease due to expire on 31st March 2027 and the property will be sold with vacant possession thereafter .

INTERNAL
The property consists of a recently refurbished salon/retail area which is approximately 250 sq ft (23.2 sq m) and includes an open storage cupboard. There is a newly fitted kitchenette at the rear which is approximately 51 sq ft (4.7 sq m) and WC/ Cloakroom of approximately 31 sq ft (2.8 sq m).

USE
We understand the property benefits from Class E Use. Prospective purchasers are advised to undertake their own enquirers to ensure the property use class is sufficient for their intended occupation.

SERVICES
The property is connected to mains electric, water and sewerage. We have not tested any of the service installations.

PRICE
Guide Price of £105,000 plus VAT.

TENURE
The property is owned upon a 999 year lease which commenced on 1st January 2012. The Freehold of the property is jointly owned by the long leaseholder of the retail unit and the long leaseholder of the residential property above.

SERVICE CHARGE/REPAIRS
The repairs are shared 50/50 with the other long leaseholder for the property. Building insurance is currently £128.95 per annum.

BUSINESS RATES
From 1 April 2026 the rateable value is £5,600. The occupier may benefit from 100% small business rates relief. Interested parties should make their own enquiries with the local billing authority to ascertain the exact amount of business rates which they may need to pay.

EPC
The EPC for the property is a rating of C - 56. This is valid until 23rd March 2032.

CAR PARKING
There are two car parking spaces which are sold with the property. There is a fee payable for the courtyard of £200 per annum for the upkeep of this area and courtyard.

VAT
VAT is payable upon the purchase price.

LOCAL AUTHORITY
Cherwell District Council, 39 Castle Quay, Banbury, Oxon OX16 5FD. Tel 01295 227001.

VIEWINGS
Strictly by appointment through Tayler and Fletcher Stow-on-the-Wold.
Contact: Oliver Evans on Telephone: 01451 830 383 ; E-mail: oliver.evans@taylerandfletcher.co.uk



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 firms employment has the authority to make or give any representation or warranty in respect of the property.