

PROMINENT CLASS E FREEHOLD FOR SALE

ABINGDON

11 MARKET PLACE

Description

Abingdon-on-Thames is a historic market town in Oxfordshire, located about 6–9 miles south of Oxford on the west bank of the River Thames. Bury Street Shopping Centre features major High Street names such as **New Look, Boots, Superdrug, Holland & Barrett, WH Smith, Clarks, Costa, Santander** and **Poundland**, alongside independent retailers.

The subject property is adjacent to the entrance to the scheme occupying a prominent position overlooking the main square and nearby to the High Street which includes notable retailers such as **HSBC, Savers, Fat Face, Coventry Building Society** and **Howden**. Please refer to the attached copy of the street traders plan for further details.

The property is located in a conservation area.

Accommodation

The premises are arranged as a ground floor banking hall with basement, first and second floors providing the following approximate areas:

Ground Floor Sales	1,339 sq. ft.	(124.40 sq. m)
Ground Floor Ancillary	397 sq. ft.	(36.88 sq. m)
Basement Ancillary	496 sq. ft.	(46.08 sq. m)
First Floor Sales	1,017 sq. ft.	(94.48 sq. m)
First Floor Ancillary	200 sq. ft.	(18.58 sq. m)
Second Floor Ancillary	1,916 sq. ft.	(178 sq. m)
Total	5,365 sq. ft.	(498 sq. m)

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£410,000**.

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£39,500
UBR (25/26)	0.499p

All parties are to be advised to make their own enquiries to the relevant authority.

EPC

The property has an EPC rating of E. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.



