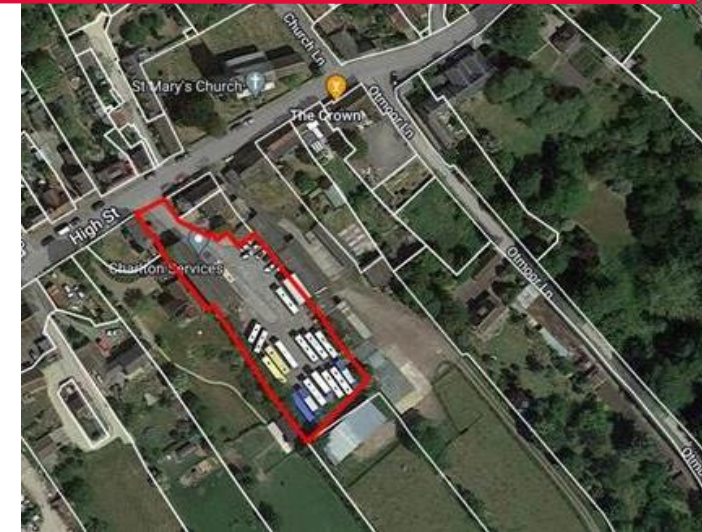


Charlton Services, High Street, Charlton-on-Otmoor, Kidlington, Oxon, OX5 2UQ
Workshops & Storage – 3,007 sq ft on 0.6 Acres
For Sale - Offers invited in excess of £750,000



Site Area	Use	Premises Sq Ft	Premises Sq M	Freehold	Premises Rateable Value	EPC
0.6 Acres	B2 & B8 Storage	3,007	279.31	Offers in Excess of £750,000	£10,250	No Heating

Location

Charlton-on-Otmoor is a village and civil parish 9 miles (14 km) North East of Oxford and 6 miles (10 km) South West of Bicester in Oxfordshire, England. The site is located on the South East side of the High Street within the village.

Description

The site measures 0.6 acres and has been run as a coach yard since the 1950's. The yard is surfaced with now broken asphalt to the north west of the site and granular hardcore to the south. On the northern side of the site is a vehicle workshop with a concrete floor, brick stall riser with uninsulated fibre cement clad elevations and roof, all around a steel frame and truss roof. The workshop benefits from an inspection pit, with a height to the underside of steel haunch of 5.6m.

Externally, three porta-cabins exist, currently used for offices, storage and w/c facilities, together with an external coach ramp for maintenance, inspection and repair of coaches and vehicles.

We further understand that there is a fuel storage tank on the surface and one underground, which is situated to the north of the site (no longer in use and has been filled with water) and have not been formally decommissioned. Further details are available from White Commercial.

Services

We understand all mains services are connected to the premises, including three phase power, but excluding gas. The site also has interceptors to capture water run-off. None of these services have been tested by the agents.

Terms & VAT

The premises are available freehold with offers invited over £750,000, subject to contract. We are advised that VAT will not be payable in addition to the purchase price.

Accommodation

The approximate gross internal areas of the building/external areas are as follows: -

Floor		Sq Ft	Sq M
Ground	Workshop	2,180	202.53
Ground	Area under supported floor	133	12.35
Mezzanine	Internal storage	133	12.35
Ground	Portable Building	211	19.60
	Portable Building	272	25.26
	Portable Building	78	7.25
Total		3,007	279.31

Rates

The current Rateable Value for the premises is £10,250. Further information is available from both the local authority and White Commercial Surveyors.

Viewing and further information

Please contact Chris White & Harvey White

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harvey@whitecommercial.co.uk

www.whitecommercial.co.uk | 01295 271000

FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. February 2024.