

4-6 Bath Street
Abingdon OX14 3QH

VSL



Commercial Investment Sale



4 Bath Street



6 Bath Street

01865 848488

www.vslandp.com

LOCATION

Abingdon is an historic town on the River Thames in Oxfordshire, with good road communications via the A34. The property is located on the west side of Bath Street, which is one of the main retail streets within Abingdon town centre which links Stratton Way and High Street/Ock Street.

DESCRIPTION

The property comprises an elegant mid terrace, three storey building of brick construction under a pitched tiled roof. The majority of the ground floor frontage to Bath Street comprises a shop occupied by Oxfordshire Estates. To the right hand of the shop frontage is the entrance to the upper floors which is occupied by Bath Street Dental Practice.

4 Bath Street comprises a ground floor area, which is mainly open plan, together with an additional office/meeting room, kitchenette and a WC in the basement.

6 Bath Street comprises a ground floor reception area accessed via a corridor from the front entrance. There are dentist practice rooms on first floor and second floor. There is a small waiting room and staff room and WC on the 2nd floor. There is also access to a small rear courtyard area which is used for bin storage.

ACCOMMODATION

The premises provide the following approximate gross internal areas:-

4 Bath Street

Ground floor retail/office unit	19.79	213
Basement office	19.05	205
Basement kitchen	4	45
Total	42.83	463

6 Bath Street

Ground floor reception	18.67	201
First floor dental practice	29.73	320
Second floor practice room/staff room	22.02	237
Total	70.42	758

LEASE TERMS

4 Bath Street

Tenant	Douglas Edward John Hughes (T/A Oxfordshire Estates)
Demise	Ground floor and basement, 4 Bath Street
Lease Terms:	5 years from September 2016 until 28 th September 2021
Rent:	£8,000 per annum
Repair:	Full repair and insuring terms

6 Bath Street

Tenant:	Clerbise 15 Limited Caitlin Devlin and Nicholas Harrioso
Demise	6 Bath Street comprising ground floor reception area and first and second floors
Lease Terms:	25 years from 29 th September 2011 until 28 th September 2036
Rent:	£8,400 per annum
Repair:	Full repairing and insuring terms
Rent Review:	5 yearly rent reviews. The next rent review 29 th September 2021.

QUOTING PRICE

The quoting price for the freehold investment of the property is **£225,000 (two hundred and twenty five thousand pounds)**

VAT

All figures within these terms are exclusive of VAT, where chargeable.

BUSINESS RATES

4 Bath Street - RV: £5,700 6 Bath Street - RV: £7,000

LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

ENERGY PERFORMANCE CERTIFICATE

4 Bath Street - To be confirmed

6 Bath Street - G16

VIEWINGS

Strictly by appointment with the letting agents:

Richard Venables/Toby Chapman

VSL & Partners, 22 Bankside, Kidlington, OX5 1JE

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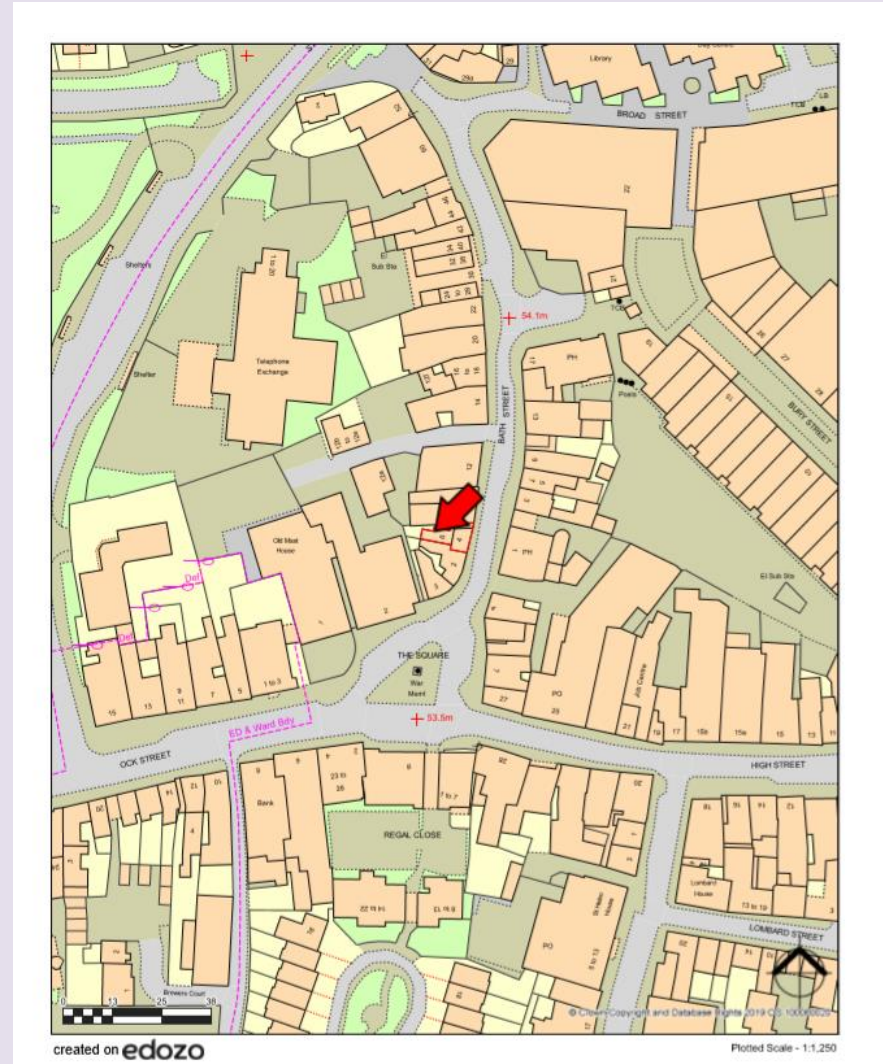
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SUBJECT TO CONTRACT

updated: March 21



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