

Freehold For Sale Development Potential

22 Stert Street & 20 Queen Street, Abingdon OX14 3JP – Asking Price £595,000

BWP



Summary:

- An opportunity to acquire the Freehold of a town center site in the heart of Abingdon.
- Development potential, subject to Planning.
- The site comprises 22 Stert Street (vacant) and 20 Queen Street.
- 20 Queen Street has a tenant on the ground floor that have activated a break notice, vacant possession from 4th November 2022.
- The Property is elected for VAT.

We are instructed to seek offers in excess of £595,000 for the freehold interest. Subject to Contract. (exclusive of VAT).

22 Stert Street & 20 Queen Street, Abingdon OX14 3JP – Asking Price £595,000

Description:

The site comprises 22 Stert Street, a three-storey Grade II listed property, currently vacant. The ground floor was originally used for retail with a large 3- bedroom Flat above, which has separate access from Stert Street.

20 Queen Street is a two-storey property. Currently Hedges Butchers are trading from the ground floor and yard area on a short-term flexible lease. The 1st floor was formally occupied by a Gym, but is currently vacant.

22 Stert Street and 20 Queen street provide a total of 852.6 sqm (8,984 sq ft) of accommodation. The total site is 0.16 acres.

Location:

The site has frontage onto Stert Street, in Abingdon Town Centre, with access from 20 Queen Street at the rear. The town square is a minute walk to the south, which connects to Bury Street where many national and independent retailers are located.

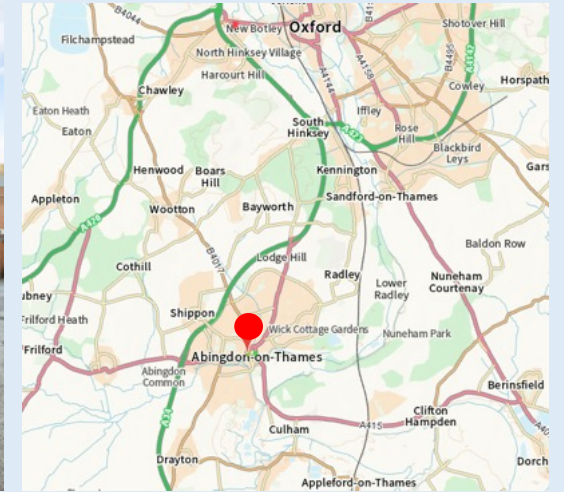
There are two public car parks located near by such as The Charter car park and the Civic car park.



22 Stert Street



20 Queen Street.



NB. The plan for identification only. © Crown Copyright OS 0100055500

Connections:

Abingdon is well connected, located close to the A34, which provides direct links to the M40 south for access to London and M40 north for access to the Midlands.

The M4 is only 20 minutes drive to the south along the A34.

Oxford is 6.5 miles away, less than 20 minutes by car and Didcot Parkway is 6.7 miles, to the south.

Radley station is located within 2.3 miles providing services to Oxford (10 minute journey time) and Didcot Parkway (9 minute Journey time) from which Paddington can be reached in 45 minutes and Birmingham New Street in 75 Minutes.

Proposal:

We are instructed to seek offers in excess of £595,000 for the freehold interest. Subject to Contract (exclusive of VAT).

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Tenancy:

Hedges Butchers Limited (10610212) occupy the ground floor and yard area of 20 Queen Street. The tenant has served notice to vacate the premises on 4th November 2022. The rent is £7,575 per annum (exclusive of VAT), paid monthly in advance.

22 Stert Street is completely vacant.

Rates:

22 Stert Street has a rateable value of £21,250.

20 Queen Street has a rateable value of £17,500

Interested parties should make their own enquiries for rates payable direct with the Vale of White Horse District Council.

Planning:

22 Stert Street currently has Class E(a) use for the ground floor and Class C3(a) for the 1st and 2nd floors.

20 Queen Street currently has Class E(a) on the ground floor with Class E(d) use for the first floor.

The property would be suitable for a number of different uses, subject to planning permission. However, no discussions for change of use have been had with the Local Authority at this stage and it is recommended that interested parties make their own enquiries.

VAT:

The properties are elected for VAT.

Energy Performance Certificate:

22 Stert St – no EPC.

20 Queen Street has an Energy Rating of C.

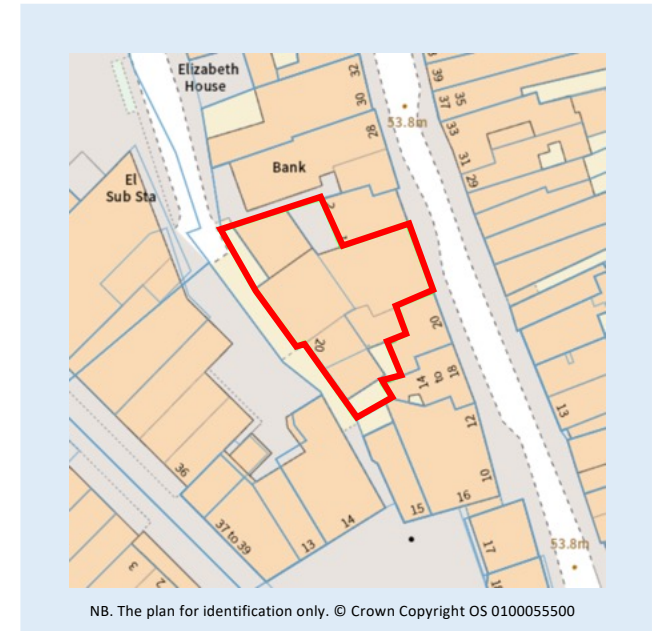
Area Schedule:

22 Stert Street:	Sq m	Sq Ft
Ground	183.3	1,973
First	106.1	1,142
Second	90.0	969
TOTAL	397.4	4,084

20 Queen Street:	Sq m	Sq Ft
Ground	184.1	1,982
First	271.1	2,918
TOTAL	455.2	4,900

COMBINED TOTAL:	852.6 Sqm	8,984 Sq Ft
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n.b. Information provided by the Vendor, not inspected or verified by Briarswood Property. Measured plans and floor areas available on request.



Further Information:

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