



AFFORDABLE BUSINESS UNIT SUITABLE FOR A VARIETY OF PURPOSES

798 SQ.FT. (74.3 S.M)

24 THE NURSERY SUTTON COURTENAY OX14 4UH

FOR SALE



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LOCATION

The Nursery is a small commercial development situated in the village of Sutton Courtenay approximately four miles south of Abingdon and a similar distance north of Didcot, both of which are homes to substantial commercial development.

It is therefore well located for access onto the A34 plus the surrounding growth towns of Abingdon and Didcot which benefits from Didcot Parkway Train Station and Milton Park.

It is therefore well placed to serve Milton Park with easy access to the A34.

DESCRIPTION

The premises comprise a small mid terrace business unit suitable for storage or office use.

It is of blockwork and rendered construction beneath an interlocking tiled roof with Velux windows to the front elevation which give light to the first floor of the premises.

Car parking is to the front of the property.

The Nursery is a mixture of residential units and business units built as a concept in the 1980s as a work from home hub.

It is currently used as a store but could quite easily be adapted into office or potentially a little workshop

ACCOMMODATION

The property includes the following approximate net internal floor areas:-

Ground Floor 43 sq. m 462 sq.ft

Kitchenette and toilet

Toilets

First Floor 31.3 sq.m 336 sq.ft

(Loft storage space 15.2 163 sq.ft)

Total - 74.3 sq.m 798 sq.ft

There is a WC at both ground and first floor level

PLANNING

Interested parties are advised to make their own enquiries of The Vale of White Horse District Council. We are advised that the property currently falls within Class E of the use class order.

RATEABLE VALUE

The premises have a listing under the 2023 rating list of £11,500

This is NOT the rates you pay.

TENURE

The premises are available on a freehold basis at a figure of 175,000 plus VAT if applicable.

EPC

TBA

VAT

All figures quoted exclude VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through Bruce Raybould

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