



WELL PRESENTED OFFICES IN CENTRAL LOCATION

WALTON HOUSE, 15 OCK STREET, ABINGDON, OXFORDSHIRE, OX14 5AN.

POTENTIAL FOR RESIDENTIAL REDEVELOPMENT SUBJECT TO NECESSARY CONSENTS

Total net area approx. 3,001 sq.ft. (278.89 sq.m)

FOR SALE

WALTON HOUSE 15 Ock Street Abingdon, OX14 5AN

LOCATION

The premises are located in a busy location on the junction of Ock Street and Stratton Way.

The County Hall Museum is nearby plus the Bury Street Shopping Centre which includes many national retailers including Boots, Costa, Holland and Barrett, BHF, Tui, Specsavers and Superdrug.

There is car parking nearby close by in municipal car parks.

Abingdon itself is a popular market town located just off the A34 trunk Road approximately 9 miles south of Oxford. It benefits from being in close proximity to the large and popular Milton Park. In 2011 the population was 33,130

DESCRIPTION

The premises were previously used a by a firm of solicitors are have been fitted to include cellular offices, open work areas with reception rooms.

They are all decorated and ready for immediate occupation if required. Heating is by way of gas fired central heating although the addition of air conditioning is quite feasible.

Walton House is a commanding building having frontage directly onto Ock Street with a return frontage to Stratton Way. It does have potential for residential conversion subject to all necessary consents.

ACCOMMODATION

Ground floor 1465 sq.ft (136.1 sq.m)

Kitchen

Store 43 sq.ft (3.99 sq.m)

First Floor 796 sq.ft (74 sq.m)

Second Floor 656 sq.ft (61 sq.m)

Store 41 sq. ft (3.8 sq.m)

Total useable office accommodation (including stores) 3,001 sq.ft. (278.89 sq.m)
Excluding stores 2,917 sq.ft (271.1 sq.m)

PLANNING

The premises are not listed and lie outside the Abingdon Conservation area. Having been used a s solicitors' offices for many years the property benefit from Class E planning use meaning it can be used for a variety of purposes without the need to revert to a formal planning application.

Further enquiries should be made of The Vale of White Horse District Council Planning Department.

RATEABLE VALUE

The Rateable Value as shown in the 2026 Valuation List is £38,250.

NOTE that this is NOT the rates you pay.

TENURE

The property is available freehold with vacant possession.

PRICE

We are instructed to quote an asking price of £425,000 . We are informed that VAT is not applicable in this transaction.

EPC

The premises have an EPC rating of D

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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