

**Lot 24, 7-9 High Street, Abingdon,
Oxfordshire OX14 5BB**

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Ground Rent Investment

- Double fronted commercial unit and residential upper parts (sold off)
- Ground & Basement let to A-Plan Insurance on a new lease until June 2032 (no breaks)
- A-Plan have occupied this address since 2012
- Central High Street location in an attractive market town
- Nearby retailers include Starbucks, Costa Coffee, JD Wetherspoon, Boots and Pizza Express

Lot

24

Auction

30th March 2023

Rent

£38,000 per Annum Exclusive

Status

Available

Sector

High Street Retail/Residential

Auction Venue

Live Streamed Auction

Location

Miles

6 miles south of Oxford, 26 miles east of Swindon

Roads

A34, A40, M40

Rail

Radley Railway Station, Didcot Parkway Railway Station

Air

London Heathrow Airport

Situation

Abingdon is an attractive market town situated on the River Thames, approximately 6 miles south of Oxford. The town benefits from good communications with easy access to the A34, which leads to the M4 to the south and the Oxford ring road and the M40 to the north. The property is located on the High Street in close proximity to Market Square. Nearby retailers include a newly opened Starbucks, Costa Coffee, JD Wetherspoon, Boots and Pizza Express.

Tenure

Freehold.

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises an attractive Grade II Listed building comprising a commercial unit arranged over the ground floor and basement which has recently benefitted from an internal refurbishment. The upper parts consist of self-contained residential accommodation arranged on the first, second and third floors all of which is sold off on a long lease. Access to the residential accommodation is to the rear of the property via a secure communal entrance.

VAT

VAT is applicable to this lot.

Completion Period

6 week completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground Basement	Retail/Office Ancillary	204.27 97.30	(2,199) (1,047)	A-PLAN HOLDINGS LIMITED (2) (t/a A-Plan Insurance)	10 years from 22/06/2022	£38,000
First/ Second/ Third	Residential (4 x 2 bed and 2 x 1 bed flats)	-	(-)	OLD MAYORS HOUSE MANAGEMENT CO.	250 years from 01/01/2023	Peppercorn
Total Approximate Commercial Floor Area		301.47	(3,246) (1)			£38,000

(1) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(2) A-Plan Holdings are one of the largest specialist insurance distribution groups in the UK with over 80 branches (www.aplangroup.co.uk). For the year ending 30/09/2021, A-Plan Holdings reported a turnover of £77,231,560, a pre-tax profit of £22,816,366 and shareholder funds of £104,374,336 (www.northrow.com 05/10/2022).

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September 2020