



6, Market Place, Faringdon, Oxon, SN7 7HL

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LONG LEASEHOLD FOR SALE

999 YEAR LONG LEASEHOLD

(With share of freehold)

GUIDE PRICE £190,000

Currently producing £13,200 per annum
(Plus maintenance contribution of £45 pcm)

LOCATION

6 Market Place is prominently situated in the heart of Faringdon with frontage directly overlooking the Market Place. With a pedestrian entrance directly onto Church Street, and a small shared courtyard garden to the rear with access directly off Swan Lane, the property offers substantial commercial accommodation across a ground floor.

Located on the north-eastern side of the Market Place itself the property is situated in an area of both residential and commercial occupiers and will be found opposite The Old Crown Inn and three doors up from Marriotts Property LLP's own offices.



Faringdon is an historic market town which lies at the edge of the Cotswolds, approximately 18 miles south-west of Oxford and 12 miles north-east of Swindon, and sits in the Vale of the White Horse. Known for its 100ft Folly Tower, which was the last major folly to be built in England, the town enjoys excellent transport links to the national

motorway network via the A420 which skirts the south-eastern edge of the town.

6, MARKET PLACE
FARINGDON
OXFORDSHIRE
SN7 7HL

DESCRIPTION

Currently occupied by The Bird Cage Hair & Beauty Salon the property comprises the ground floor of this handsome period Grade II Listed building.

Constructed from rendered dressed rubble stone elevations under a pitched tiled roof the building is mid-terraced and overlooks the A4095 / Church Street. Previously occupied as a restaurant for many years the premises are now occupied by a ladies hairdressers / beauty salon with accommodation arranged across the ground floor, with an additional rear storage room and cellar.

The front door leads to a small foyer area with 2 main salon rooms located at the front of the

building, each room benefits from a large bay window, wooden floors and gas fired heating. The left-hand room also enjoys a modern wooden panelled ceiling. To the rear are 2 independent toilets, a further treatment room with feature fireplace and a large kitchen / messroom with breakout area.

A rear pedestrian door leads onto a sunken paved courtyard area with steps leading up to a small shared walled private garden / parking area currently laid to gravel, with a vehicular access directly onto Swan Lane.

ACCOMMODATION

The following dimensions are approx. only:

Entrance Foyer:

Salon Room 1: 18' x 14'9"max

Salon Room 2: 15'av x 14'7"av

Treatment Room (rear): 16'1" x 13'av

Kitchen / Messroom: 18'10"max x 15'4"max

Store Cupboard: 5' x 3'1"

WC's

Total N.I.F.A. approx. 1,019 sq.ft. (94.7 sq.m)

Rear External Storeroom: 14'3"max x 13'5"max (inc limited height area 3'10")

Cellar: 15'10"max x 8'9"av (Height 5'6" max)

VAT

VAT is not payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D.

A copy of the report is available on request.



BUSINESS LEASE TERMS

Tenant: The Birdcage Hair & Beauty Salon Ltd.

Rent: £13,200 p.a.x.

Term: 3 years from 15th June 2020

Repairs: Tenant responsible for all repairs plus a maintenance contribution of £45.00 pcm.

Deposit: None, in lieu of the Tenant installing a new heating system.

BUILDING REPAIRS

The long leaseholder is responsible for 30.8% of repairs & maintenance to the building as a whole. Currently equating to approx. £991.00 p/a.

SERVICES

Mains water & waste, gas & electricity are connected to the property.

BUSINESS RATES

Rateable Value: £10,250

LOCAL AUTHORITY

West Oxfordshire District Council

Tel: 01993 861000



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