



3 Hawkins House, Black Bourton Road, Carterton
Long Leasehold For Sale - Guide Price £139,000

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Black Bourton Road, Carterton, OX18 3DJ

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Guide Price - £139,000

LOCATION

With good window display frontage onto Black Bourton Road public carpark, the property is conveniently located close to the heart of Carterton. Heading south on Black Bourton Road turn right at the mini roundabout opposite ASDA, the property will be found immediately on your left as you enter the carpark.

DESCRIPTION

Currently let as a tattoo parlour, the property is producing an annual rent of £9,540 per annum and comprises a ground floor lock-up shop with a single dedicated parking space at the rear. Comprising a front reception / retail area with a further open-plan retail area behind, the property enjoys independent toilet and kitchenette facilities.

Long leasehold 999 years from 24th June 2000.

ACCOMMODATION

The following dimensions are approximate only:

Reception: 16'6" x 10'4"

Rear Retail Area: 16'6" x 15'

Kitchenette: 6'6" x 3'8"

WC:

Total N.I.F.A. approx. 447 sq.ft. (41.5 sq.m.)

EXISTING LEASE TERMS

Tenant - Unholy Thirteen Tattoo Studio.

Rent - £795 pcm (£9,540 per annum exclusive).

Deposit - £795.00.

Term - 2 years from 12th May 2025, inside the security of tenure provisions of The Landlord and Tenant Act 1954.

Utilities - Tenant's responsibility.

Business Rates - Tenant's responsibility.

Buildings Insurance - Tenant to reimburse the Landlord the premium in respect of the property.

VAT

VAT is not payable.

SERVICE CHARGE

Approximately £1,200 payable per annum, subject to review.

BUSINESS RATES

Rateable Value: £8,200.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of B.

LOCAL AUTHORITY

West Oxon District Council

Tel: 01993 861000

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