



Tenure

Freehold.

Location

Abingdon, with a population of some 35,000, is an historic market town on the River Thames approximately 6 miles south of Oxford, adjacent to the A34 dual carriageway which provides access to Junctions 8 and 13 of the M40 and M4 respectively.

The Listed property is centrally located in a Conservation Area on the south side of High Street, close to the junction with West St Helen Street. Occupiers close by include Nationwide Building society, Halifax Bank, HSBC Bank and A-Plan Insurance amongst others.

Description

The property is arranged on ground and two upper floors. The ground floor provides two estate agents' offices whilst the upper floors comprise four flats which have been sold on a long lease.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

Shop No 14 EPC Rating 100 Band D

Shop No 16 EPC Rating 140 Band F

Flat 1 EPC Rating 66 Band D (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
14	The Chancellors Group of Estate Agents Ltd (1)	Gross Frontage 6.7 m Net Frontage 5.75 m Shop Depth 11.9 m Built Depth 14.6 m	15 years from 09.03.2007 Rent review every 5th year FR & I with service charge	£30,000 p.a.	Rent Review 2017
16	Andrews Estate Agents Ltd (2)	Gross Frontage (inc. ent to uppers) 7.3 m Net Frontage 5.25 m Shop Depth 15.85 m Built Depth 18.0 m	15 years from 29.09.2007 Rent review every 5th year FR & I with service charge	£28,200 p.a.	Rent Review 2017
14/16	4 Individuals	First & Second Floor – Four Flats	125 years from 29.09.1995	£100 p.a.	Reversion 2120

(1) For the year ended 31st December 2012, The Chancellors Group of Estate Agents Ltd reported a turnover of £20.098m, a pre-tax profit of £2.168m, shareholders' funds of £5.773m and a net worth of £5.773m. (Source: riskdisk.com 15.04.2014.)
The Chancellors Group of Estate Agents Ltd is one of the country's leading independent Estate Agencies with 49 networked offices in southern England and Wales (Source: www.chancellors.co.uk)

(2) For the year ended 31st December 2012, Andrews Estate Agents Ltd reported a turnover of £16.053m, a pre-tax profit of £444,278, shareholders' funds of £3.198m and a net worth of £3.198m. (Source: riskdisk.com 15.04.2014.)
Andrews has over 80 High Street sales and letting branches (Source: www.andrewsonline.co.uk)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

Seller's Solicitor Ms Sheetal Sharma, Mr Daniel Freedman, Freedmans Law. Tel: 020 7871 8600
e-mail: sheetalsharma@freedmanslaw.com/danielfreedman@freedmanslaw.com

Total £58,300 p.a.

Abingdon

14 & 16 High Street

Oxfordshire

OX14 5AX

- **Freehold Estate Agency Investment**
- Two Shops let to Chancellors and Andrews Estate Agents until 2022
- Town centre location
- Rent Reviews 2017
- VAT is not applicable
- Total Current Rents Reserved
£58,300 pa

