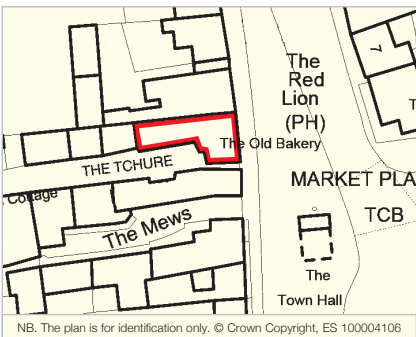


## Deddington The Old Bakery Market Place Banbury Oxfordshire OX15 0SE

- **Attractive Grade II Listed Freehold Estate Agents, Shop and Residential Investment**
- Comprising an estate agents, a shop and a one bedroom flat
- Estate agents let to Hamptons Estates Ltd until 2023
- Attractive and affluent market town location
- No VAT applicable
- Current Rent Reserved  
**£27,500 pa**



### Tenure

Freehold.

### Location

Deddington is an attractive market town located some 5 miles to the south of Banbury and 10 miles to the north-east of Chipping Norton. Road communications are good with the M40 some 2 miles to the east.

The property is located in a conservation area in the town centre on the western side of Market Place, which is home to the popular Deddington Farmers Market, close to its junction with Hudson Street. Occupiers close by include Co-op, Post Office, and a variety of local traders.

### Description

This Grade II listed property is arranged on cellar, ground and one upper floor to provide a ground floor shop and an estate agents office which benefits from first floor offices and ancillary cellar accommodation which is not presently used by the tenant. The remainder of the first floor also provides a self-contained one bedroom flat accessed from The Tchure.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

We are advised an EPC is not required.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Estate Agents	Hamptons Estates Ltd (1)	Ground Floor First Floor 24.69 sq m 36.33 sq m (266 sq ft) (392 sq ft)	Approximately 20 years expiring 27.02.2023 Rent review every 5th year FR & I	£12,800 p.a.	Reversion February 2023
Shop	A Mawby (t/a The Flower Shop)	Ground Floor 58.45 sq m (629 sq ft)	6 years from 09.06.2014 (2) Rent review every 3rd year Effectively FR & I by way of service charge	£8,100 p.a.	Reversion June 2020
Flat	Individual(s)	First Floor Flat – 2 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy from March 2011	£6,600 p.a.	Holding over

- (1) For the year ended 31st December 2016, Hamptons Estates Ltd reported a turnover of £22.525m, a pre-tax profit of £2.578m, shareholders' funds and a net worth of £34.913m. (Source: Experian 07.06.2018.)  
 (2) The tenant has expressed interest in extending their lease. The Vendor has not progressed these negotiations.  
 (3) The cellar is not demised under a lease, and is not used but is accessed through the estate agents.

**Total £27,500 p.a.**

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** R Jackson Esq, Bower & Bailey Solicitors. Tel: 01295 265566 e-mail: [rjackson@bowerandbailey.co.uk](mailto:rjackson@bowerandbailey.co.uk)