

**FOR SALE (MAY LET)**

3,621 Sq Ft of Office Space  
All Enquiries



**The Old Post Office**

Chipping Norton, Oxfordshire, OX7 5EL



# THE OLD POST OFFICE



**The Old Post Office, Chipping Norton, Oxfordshire, OX7 5EL**



**3 storey mixed use, Georgian property.**

- Detached property
- Prominent town centre location
- Period property (not listed)
- Off-road parking
- For Sale (may let)
- All Enquiries



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## Approximate Travel Distances



### Locations

- Moreton In Marsh - 8 miles
- Banbury - 13 miles
- Oxford - 21 miles
- Cheltenham - 28 miles

## Location

The Property is in Chipping Norton, a market town located in the Cotswold Hills within the West Oxfordshire District of Oxfordshire. Chipping Norton is approximately 12 miles south-west of Banbury and 18 miles north-west of Oxford. The town is located on the A44 which provides good access routes to Moreton-In Marsh and Oxford.

## Description

The property is 3 storey Georgian designed building (not listed). It is situated just off the high street in a prominent position within Chipping Norton. It is accessed via a gated access and has off-road parking to the rear for approx. 6 vehicles. It has the benefit of a detached garage. The property sits within the conservation area of Chipping Norton.

## Use

The property comprises office accommodation (Class E) over basement and ground floor. The first floor comprises 2 flats which are both let.



### Nearest Station

- Moreton in Marsh - 8 miles



### Nearest Airport

- Birmingham - 45 miles

## Accommodation

Description	Sq Ft
Ground floor office	897.71
Ground floor office	262.64
Ground floor office	357.36
Ground floor office	490.83
Lower ground floor internal storage	1058.09
Lower ground floor external storage	251.87
Ground floor garage	302.46
<b>Total</b>	<b>3620.96</b>

(Measurements taken from Valuation Office Agency and to be verified)

## Services

We understand the property is connected to mains water, electric and drainage.

None of the services, appliances, heating installations, broadband, plumbing or electrical systems have been tested by the selling agents.

## Tenure

We understand the property is held freehold and is to be sold with the office accommodation vacant and subject to the two residential leases at first floor. Alternatively, consideration will be given to the letting of the offices.

## Rateable Value

£21,500.

## EPC

To be assessed.

## Viewings

Viewings can be arranged by prior arrangement with the agents.

## Directions

Postcode - OX7 5EL.

What3words:///slipping.searcher.applied

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Particulars dated November 2022.  
Photographs dated November 2022.