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# Taylor & Fletcher



**1 Horsefair, Chipping Norton OX7 5AQ**

**Guide Price £275,000**

*A ground floor commercial property with a 1 bedroom apartment upstairs on the first floor*

[taylorandfletcher.co.uk](http://taylorandfletcher.co.uk)

## LOCATION

Chipping Norton is a picturesque, well known and thriving Market Town, serving a wide rural area of the Oxfordshire Cotswolds. It offers an extensive range of shops, a number of national High Street stores, independent boutiques, bookshops and antique shops as well as many coffee shops and eateries. There is also the recent addition of "The Living Room", a boutique cinema which has recently opened, in addition to close proximity to Daylesford Organic and Soho Farmhouse. Other facilities include a Hospital and Medical Centre, a Theatre, Swimming Pool and Leisure Centre, Golf Course and excellent Primary and Secondary Schools.

## DESCRIPTION

1 Horsefair is a two-storey Cotswold stone building currently comprising a ground-floor takeaway premises and a one-bedroom flat above with separate entrance. It occupies a prominent position at the start of Horsefair, which leads directly to the High Street, and is situated between a popular pub and an Indian restaurant.

## ACCOMMODATION

The ground floor comprises a serving area & counter, a small commercial kitchen & prep area, and WC in total the ground floor measures 330 sq ft. Accessed via a separate entrance to the right of the property, the upstairs flat comprises a kitchenette, living room, double bedroom and family bathroom. Externally the ground floor has access to a bin store. The flat would benefit from some modernisation.

## PRICE

We are quoting a price of £275,000.

## SERVICES

We understand mains electricity, gas and water and drainage are connected to the property. Please Note: We have not

tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

## USE / PLANNING

We understand the ground floor to be a takeaway, suis generis use class and the upstairs to be C3 residential. Prospective purchasers are advised to make their own inquiries to determine whether the property has the correct use class for their intended use.

## BUSINESS RATES/COUNCIL TAX

From 1 April 2026 the rateable value for the ground floor will be £6,400. We understand the flat to be Band A 2026/2027 £1,711.

## EPC

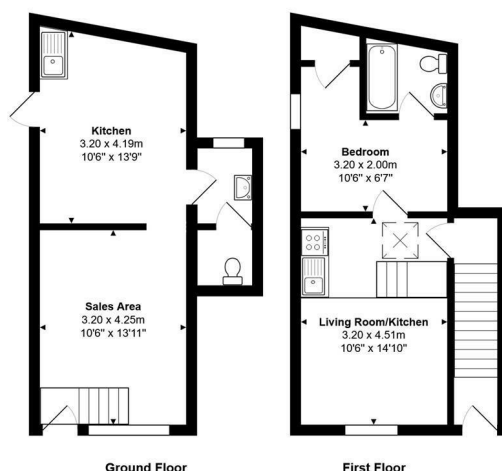
The ground floor has an EPC rating of C - 66 expiring on 22nd March 2036. The flat has an EPC rating of G - 6 and expires on the 22nd March 2036 also.

## LOCAL AUTHORITY

West Oxfordshire District Council, Woodgreen, Witney, Oxfordshire OX28 6NB (Tel: 01993 861000) [www.westoxon.gov.uk](http://www.westoxon.gov.uk).

## VIEWINGS

Viewings are strictly by prior appointment only via the Sole Agents, Tayler and Fletcher and can be arranged by contacting Oliver Evans on 01451 830383 or by email [oliver.evans@taylerandfletcher.co.uk](mailto:oliver.evans@taylerandfletcher.co.uk).



Total Area: 58.2 m<sup>2</sup> ... 627 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.