



The Clockhouse

Carterton, OX18 3HN

**Attractive Mixed Use
Investment Comprising
9 Commercial Units
2 Residential Flats
And Rear Car Park**

7,784 sq ft
(723.16 sq m)

- Prime retail position
- Rear car park
- Ancillary first floor accommodation
- Thriving market town
- Highly reversionary
- 93% let (by floor area)

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Summary

Available Size	7,784 sq ft
Price	£1,600,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Property graded as A-C

Location

Situated on the B4020 Burford to Faringdon Road, approximately 15 miles west of Oxford and serving Brize Norton Air Base, Carterton has become an established commercial location, providing good access to the A40 and convenient communications to Oxford, Witney and Swindon. The town has undergone considerable expansion in recent years and is expected to witness further growth in the short term.

Within Carterton itself, the premises are situated within a prominent town centre position on the corner of Burford Road and Brize Norton Road at the heart of the town centre.

Description

The subject development comprises a town centre development of nine commercial units accommodating a hair salon, dentist, professional services and offices together with two apartments above.

Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m
Unit - 1-2	Retail	1,292	120.03
Unit - 3	Retail	924	85.84
Unit - 4	Retail	419	38.93
Unit - 5	Retail	667	61.97
Unit - 6	Retail	703	65.31
Unit - 7	Retail	669	62.15
Unit - 8	Retail	592	55
Unit - 9	Office	350	32.52
Unit - 10	Office	418	38.83
Unit - 11	Residential	875	81.29
Unit - 12	Residential	875	81.29
Total		7,784	723.16

Terms

The freehold interest is available for sale at a price of £1,600,000 subject to the tenancies detailed on the attached schedule.

The investment currently generates a rental income of £99,400 pa but has the potential to produce a rent roll in the order of £127,600 pa when fully let, reflecting a gross reversionary yield of 8%.



Viewing & Further Information



Tom Vecchione

01865 883364 | 07807 791328

tom@benedicts.co.uk

TENANCY SCHEDULE

CARTERTON
THE CLOCKHOUSE

The Clockhouse, Carterton - Tenancy Schedule										
Unit	Floor	Tenant	Rent pa	Term	Rent Reviews	Tenant Breaks	LTA 1954	ITZA sq.ft.	NIA sq.ft.	ERV
1/2	GF-FF	A Plan Holdings	£17,000	10 years from 17-11-22	16/11/2027	16/11/2027	Protected	743	1292	£20,000
3	GF-FF	Laura Steffens	£16,000	6 years from 29-09-20	28/09/2023	28/09/2023	Excluded	629	924	£18,000
4	GF-FF	Karl Jeremiah	£10,000	10 years from 10-10-23	07/10/2028	06/10/2028	Excluded	396	419	£12,000
5	GF-FF	Lee Chadwick Solicitors LLP	£11,000	5 years from 20-12-21	None	None	Protected	375	667	£12,000
6	GF-FF	Rodericks Dental Limited	£11,000	10 years from 15-10-20	15/10/2025	None	Protected	387	703	£12,000
7	GF-FF	Rodericks Dental Limited	£11,000	10 years from 15-10-20	15/10/2025	None	Protected	389	669	£12,000
8	GF-FF							346	592	£12,000
9	FF	Marianne Davidson	£4,750	3 years from 05-08-22	None	05/08/2024	Excluded		350	£4,750
10	FF	Harry Cannon	£4,250	6 years from 06-02-09	06/02/2012	None	Holding Over		418	£5,650
11	SF	Keith Brimblecombe	£7,800	AST					875	£9,600
12	SF	Marianne Davidson	£6,600	AST					875	£9,600
			£99,400						7784	£127,600