For Sale - Land/Development

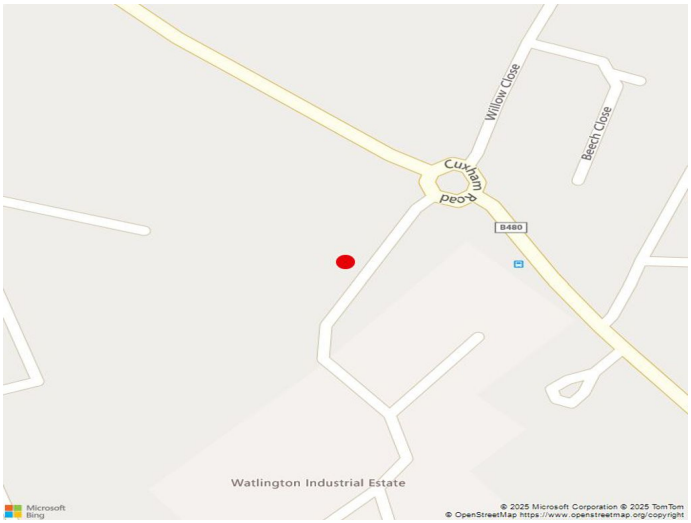


Site - Watlington Industrial Estate, Cuxham Road, Watlington OX49 5LU

0.4 acres (0.16 hectares)

£500,000 for the freehold

Location



Located just off the Cuxham road (B480) just outside Watlington village centre. The site will have a new access off the Britwell Road (B4009). The M40 motorway at Junction 6 Lewknor is just a 10 minute drive.

Description

A commercial site for sale of approximately 0.4 of an acre. Outline planning granted for approximately 650 sq m (7,000 sq ft) of B1a offices (use class E). Original planning ref: P17/S3231/O. Appeal Ref: APP/Q3115/W/19/3222822. Any potential uses will require a new planning application. These could include clinic, children's nursery and veterinary uses.

The area is marked on the front layout site map designated for 'Employment'.



Accommodation

The accommodation comprises the following net internal areas: 0.4 acres. 0.16 hectares.

Floors	acres	hectares
Site Area	0.4	0.16
Total Area	**0.4**	**0.16**

EPC

N/A

VAT

VAT is not applicable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Terms

Site available freehold - £500,000. Our client may consider a subject to planning proposal.

Business Rates

Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562.

Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office
Tel: 01491 571111
Email: commercial@simmonsandsons.com

Code for Leasing Business Premises
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: RICS

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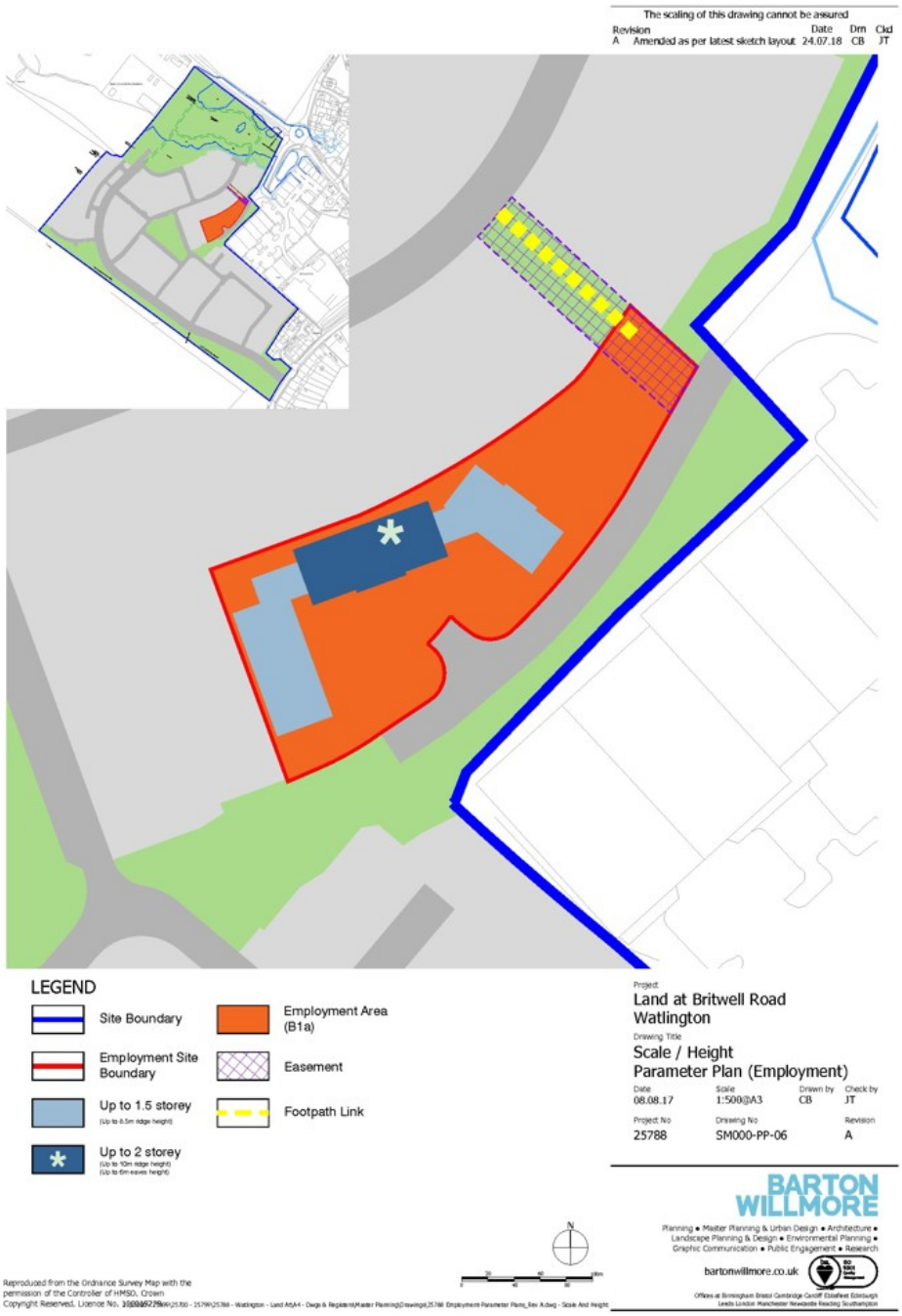

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