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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# For Sale - Office



13a Couching Street, Watlington, Oxfordshire OX49 5QF

2,500 sq ft (232.25 sq m)

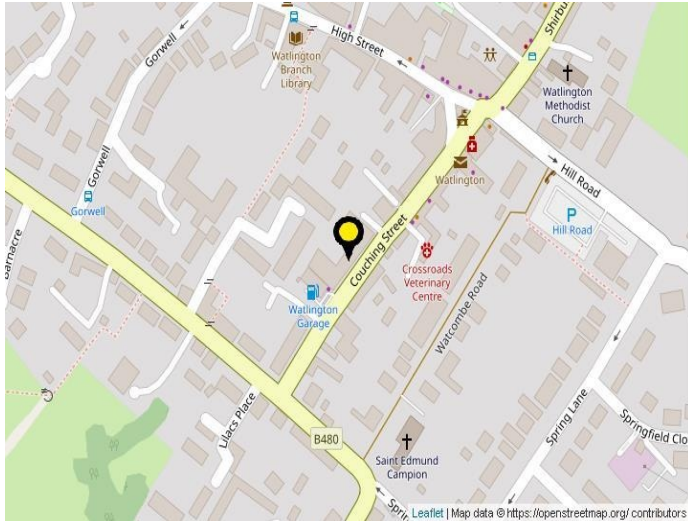
£650,000 for the freehold

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## SIMMONS & SONS

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## Location



Located on the main thoroughfare through the village on Couching Street, which leads directly to the M40 motorway. Watlington town centre offers many independent shops and amenities, conveniently located for junction 6 of the M40 motorway, which is just a five minute drive away. Henley-on-Thames is 11 miles to the south and Oxford 16 miles north west.

## Description

13a Couching Street is a detached ground and first floor office and small workshop, with 5 car parking spaces to the front (2 spaces are rented at £1,800 per annum).



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
<b>Total Area</b>	<b>2,500</b>	<b>232.25</b>

## EPC

EPC pending.

## VAT

VAT is not payable on this property.

## Legal Costs

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

## Terms

The freehold is available for purchase with vacant possession.

## Business Rates

Rateable Value : £27,750

Rates Payable : £13,847.25

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](mailto: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](http://www.rics.org)

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