

FOR SALE

**5 Park Road
Faringdon
Wiltshire
SN7 7BP**

- Existing funeral home for sale with a single let flat unit.
- Floor area 3,369 sq ft (312.99 sq m) plus additional first floor flat

FOR SALE

LOCATION

The property occupies a prominent main road position off Park Road on the outskirts of Faringdon and is in close proximity to the local Tesco store and sits within an area of residential and commercial occupiers

DESCRIPTION

The property comprises a two storey property with commercial accommodation at ground and first floor and a separate flat which is accessed from the rear of the building which is currently let on an assured shorthold tenancy.

ACCOMMODATION

Ground Floor Commercial	167.08 sq m	1,798 sq ft
First Floor Stores	145.96 sq m	1,571 sq ft
Total	313.04 sq m	3,369 sq ft

In addition, the first floor flat is available as part of the freehold sale.

TENURE

The property is held on a freehold basis

ENERGY PERFORMANCE CERTIFICATE (EPC)

G151

RATEABLE VALUE

The current rateable value is £19,250 and any prospective purchaser is advised to make enquires with the local authority regarding any rating matters.

SALE PRICE

Offers are sought for the freehold interest in this property at offers in excess of £300,000



LEGAL COSTS

Each party will be responsible for its own legal costs involved.

VIEWING

All viewings by prior appointment through this office.

CONTACT

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