



## FOR SALE/TO LET

Chiltern House  
Waterperry Court  
Middleton Road  
Banbury  
OX16 4QG



**Guide Price £300,000 / Rent: POA**

- Office Building
- 7 Allocated Parking Spaces
- B1 Office Use
- NIA: 151.04 Sq m (1,626 Sq ft)

**VIEWING:** By appointment with George and Company  
Surveyors on 01788 554455.

Regulated by RICS

62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455 Fax: 01788 541187

Email: [info@georgeandcompany.co.uk](mailto:info@georgeandcompany.co.uk) Website: [www.georgeandcompany.co.uk](http://www.georgeandcompany.co.uk)

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## **Location**

Chiltern House forms part of Waterperry Court, situated at the junction of Middleton Road and Bridge Street, approximately half a mile from Banbury town centre. The property is conveniently located within walking distance of Banbury train station.

## **Description**

The property comprises a self-contained building providing office accommodation over two floors.

The property is of traditional brick construction under a pitched tiled roof. Seven allocated parking spaces are provided in the rear carpark.

## **Accommodation**

The accommodation briefly comprises:-

### **Ground Floor**

Offices 42.98 sq m 463 sq ft  
WCs

### **First Floor**

Offices 108.06 sq m 1,163 sq ft  
WCs

## **Business Rates**

The current rateable value in the 2017 Rating list is £20,250 per annum.

## **Planning**

We understand that the property has planning permission for B1 Office Use.

## **Services**

We understand that all mains services are connected to the premises.

*George and Company have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.*

## **Energy Performance Certificate**

An EPC certificate has been requested and will be available from George and Company upon completion.

## **Tenure**

The premise is held on a ground lease of 999 years from 20<sup>th</sup> April 2004, with a peppercorn ground rent.

## **Price**

Offers are invited with a guide price of £325,000. Alternatively a lease will be considered, rent and term to be agreed.

## **Legal Costs**

Each party to be responsible for their own legal costs.

## **VAT**

We await confirmation that the building is elected for VAT.

## **Viewing**

Strictly and only by prior arrangement through the sole agents:

George and Company  
62 Regent Street  
Rugby, CV21 2PS  
Tel: 01788 554455  
Fax: 01788 541187  
Email: [info@georgeandcompany.co.uk](mailto:info@georgeandcompany.co.uk)

