

## **32 High Street, Shrivenham** Near Swindon, SN6 8AA



Spacious 2 bedroom apartment set over 2 floors | Situated on Shrivenham High Street |  
The ground floor generates income from a retail unit with a longer term lease 7 years left |  
For sale by private treaty | Excellent investment opportunity

**Guide Price: £265,000**

# 32 High Street, Shrivenham

## Near Swindon, SN6 8AA



A prominently positioned multi-use property with 1st & 2nd floor apartment and ground floor Post Office/retail

This exciting freehold opportunity comprises a complete three floor property.

The first and second floors provide a generously sized two-bedroom apartment with separate private access from the front.

The ground floor generates income from a retail unit with a longer term lease, of 7 years remaining.

The apartment is currently on short term let, but can be sold with vacant possession and is open to possibilities.

A quiet and comfortable home or retirement flat.  
A holiday home with access to the Cotswolds and Oxfordshire.

A perfect lock up and leave base.  
An income if rented or as an Air BnB.

There is a small courtyard to the rear, shared with the Post

Office below together with a small separate shed, currently part of the Post Office lease.

The flat was totally refurbished 2 years ago with a new kitchen and bathroom fitted, together with a new fuse box and smoke alarm system. The refurbishment included a complete renewal of the plumbing with removal of old asbestos waste stacks and fitting of modern uPVC drainage.

1st Floor: Accessed via a separate entrance and offers:  
Kitchen/Diner / Lounge / W.C & Utility 2nd Floor: Double  
Bedroom / Double Bedroom / Bathroom

The Retail Shop/Post Office:

Ground Floor: Retail Shop/Post Office has a High Street entrance and leads into the shop with a large servery area acting as the Post Office counter. To the rear is a W.C and small servery area. This was also substantially refurbished a few years ago by Post Office Ltd as a destination Post Office for the Vale area.



## Directions

From Faringdon, take the A420 road for approx. 2.5 miles and at the roundabout take the 2nd exit on to the Faringdon Road. Continue on the Faringdon Road and take the 1st exit at the next roundabout and follow this road for another 1.5 miles and take the 2nd exit at the roundabout on to High Street...the property is located on the right hand side.

## Viewings

The general location of the property can be viewed during normal daylight hours.

All formal viewings must be arranged with Perry Bishop on 01285 646770 or [landanddevelopment@perrybishop.co.uk](mailto:landanddevelopment@perrybishop.co.uk)

## Location

The property is located on High St, Shrivenham, Oxfordshire.

Shrivenham is a very pleasant village set in the Vale of White Horse area of Oxfordshire. The village is located about 5 miles southwest of Faringdon and 7 miles northeast of Swindon and according to the 2011 census had a population of 2,347. The village is full of character with a range of lovely cottages, many thatched and a good range of amenities including a Primary School and Golf Club.

Shrivenham is a village with a thriving high street and benefits from the presence of The Cranfield University Campus with a regular turnover of Students and Officers from all over the world.

## Services & Tenure

We are informed the vendors enjoy freehold title.

The property is currently occupied, the Post Office is secured on a lease with approx. 7 years remaining and a current rent of £4392 per annum (a copy of the lease is available on request). The apartment is also occupied and achieves a rental income of £8700 per annum.

We are informed that mains services are connected to the building including electric and water. Heating is via the electric. Interested parties should address any specific enquiries to the relevant service providers.

## Local Authority

Vale of White Horse District Council  
Tel: 01235 422422  
[www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk)

## Town & Country Planning

The property has mixed usage and is categorized as Class E Business Use on the Ground Floor and Residential on the 1st and 2nd floors.

## Method of Sale

Private Treaty

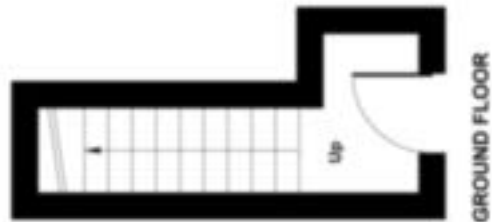
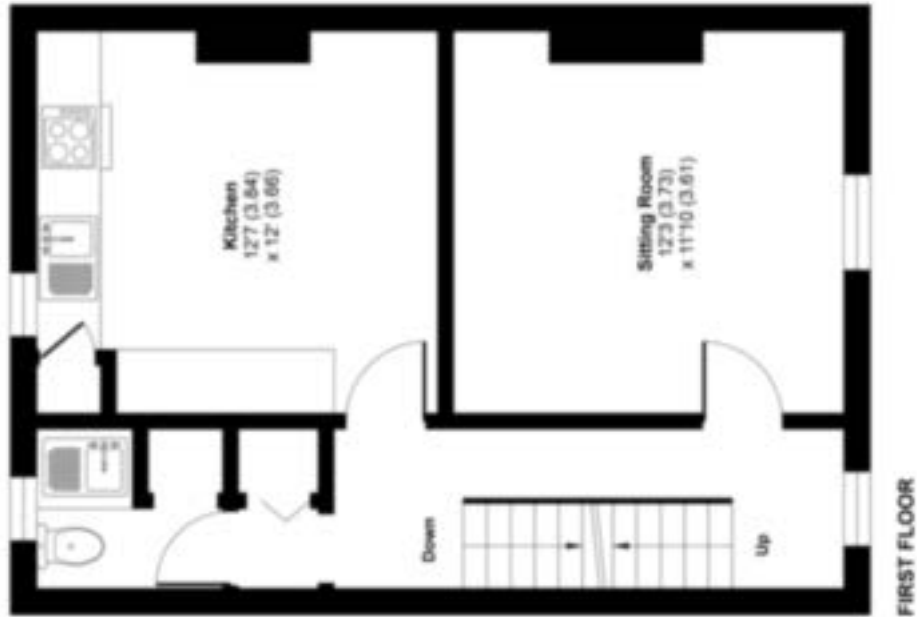
## Information Pack

Floor Plan  
Title Deeds

Ref: ST/EN/2483/040621

# High Street, Shrivenham, Swindon, SN

Approximate Area = 925 sq ft / 86 sq  
For identification only - Not to a



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richs.com 2021. Produced for Perry Bishop & Chambers. REF: 695573



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Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.