



## 80A High Street

, Wallingford, OX10 0BX

**Guide price £475,000**



A rare opportunity for a freehold shop with duplex apartment above, situated in the centre of Wallingford with ample parking to the rear.



Description

Situated on the High Street, this spacious shop and flat offers a spacious shop with a good-sized retail space with large window and door on to the High Street opposite Waitrose, to the rear of the shop is a small kitchenette, WC and rear access.

Above the shop is a light and spacious duplex apartment. Accessed to the rear, and entry into the reception hall with storage cupboard and bathroom with WC, shower over bath and basin. Off the reception hall, the stairs lead up to the spacious kitchen / dining room with views to rear, gas boiler, cooker, Washing machine and plenty of space. The living room is a good size with feature fireplace and sash windows.

- Upstairs to:
- Double bedroom to the front of the property
  - Small double bedroom to the rear
  - Spacious landing

Outside to Rear parking area with lots of space, could be reconfigured to allow for an outside courtyard (subject to any planning)

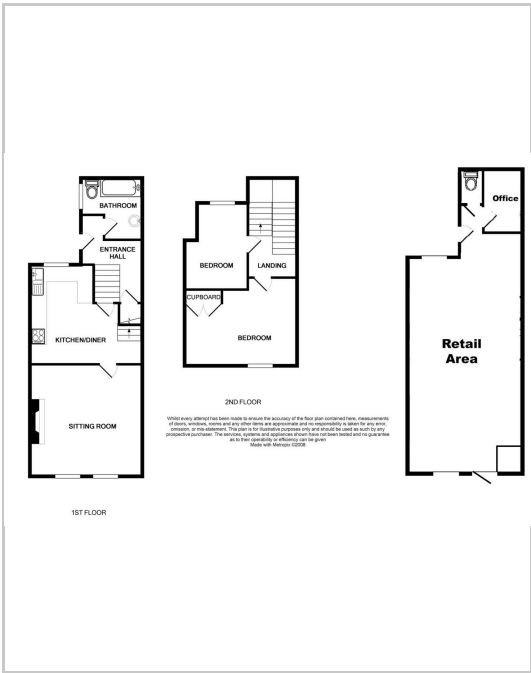
- Retail info:
- Current rateable value £10,250
  - Commercial EPC rating: C
  - Grade 2 listed building

Wallingford town centre with its popular market place and local shops, café's, bars and restaurants along with Waitrose are across the street and nearby Lidl is a short drive. Wallingford is located within easy access to the M4, M40 and A34, Harwell campus and mainline stations can be found at nearby Cholsey & Didcot.

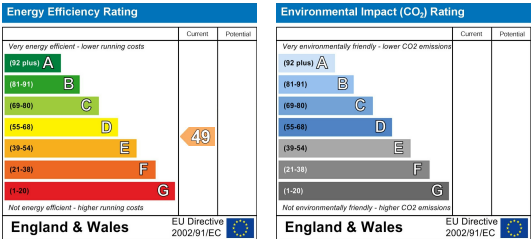
Area Map



Floor Plans



Energy Efficiency Graph



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