HOMEBASE PROPERTY
RESIDENTIAL | COMMERCIAL



27 High Street

, Wallingford, OX10 0BU

Guide price £325,000

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Situated on the High Street within Wallingford Town centre is this mixed use commercial / residential property, ideally situated for all the Town's amenities.







Description

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The property currently has the commercial business Brooker & Breeze jewelers, a long standing, excellent tenant with a great reputation, with their lease currently holding over and inside the 1954 act

The property benefits from two residential units, both units have tenants, Flat B tenant has been I the property since 2023 and tenancy has defaulted to an Assured Protected tenancy with 4 month landlord notice
Flat A has been let in 2026 also on an Assured Protected tenancy, with tenant occupancy minimum term of 12 months.

The commercial unit benefits from a good amount of retail space with window display, counter and workshop behind. Downstairs in the basement is ample storage and staff WC

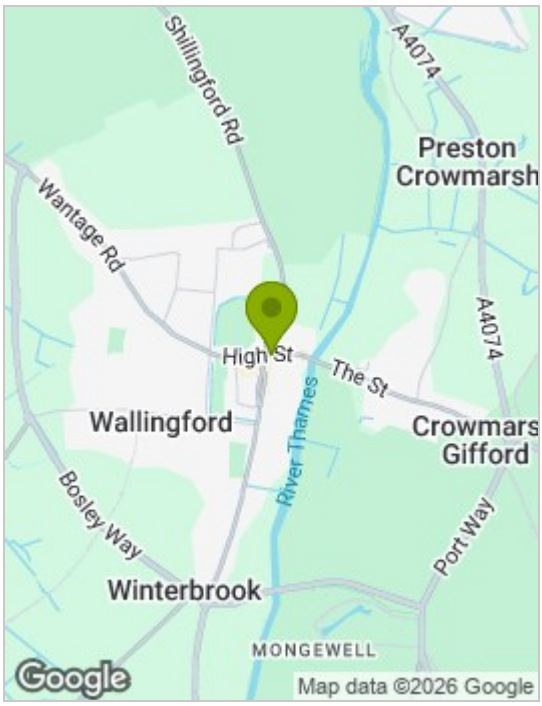
Communal entry to the side of the commercial opens to a shared corridor leading to Flat A, the WC is off the communal corridor, just outside the flat. The flat opens in to the bed sitting room with large sash window to the front, off the bed sitting room is the kitchen with ample worktop space and to the rear of the property is the shower room.
Off the communal stairs to the second floor is flat B, the WC is located off the communal corridor, just outside the flat.
The flat opens in to a small reception hall with door to the kitchen with ample worktop space and to the rear is the bathroom. To the front of the building is the bed sitting room with large window to the front.

The property offers a great opportunity for investment who want a return straight away. The property could benefit from further modernising and potential change of use of the residential to commercial office space or improved residential apartment as a split level configuration. Such changes subject to planning and consents

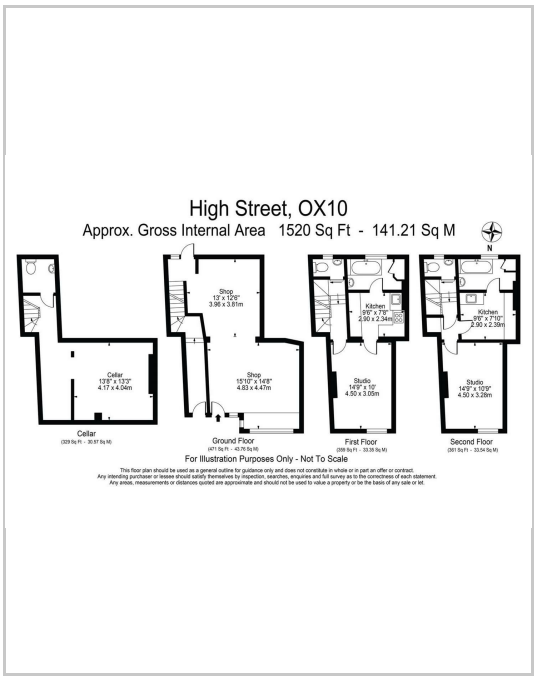
The property returns approximately £30,000 per annum for combined rent for the 2 studio apartments and commercial unit combined.

Commercial EPC: D
Flat A EPC: D
Flat B EPC:E

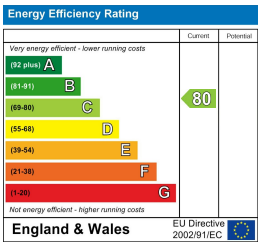
Area Map

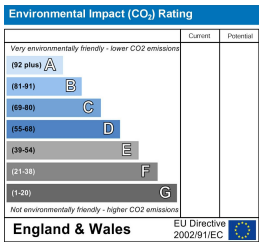


Floor Plans



Energy Efficiency Graph





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