

FOR SALE

**Freehold Detached Restaurant Investment
– School Road, West Hanney, Wantage,
OX12**

Guide Price £400,000



General description

An excellent opportunity to acquire the freehold interest in a detached restaurant premises, currently let to a well-established Indian restaurant, together with spacious first-floor living accommodation, located in the desirable village of West Hanney, near Wantage.

Key Features

- Let to a longstanding restaurant operator (tenancy details available on request)
- Fully operational and fitted restaurant premises
- Strong local reputation and loyal customer base
- Attractive rural setting with good visibility
- First-floor accommodation:
- 3 double bedrooms
- Bathroom
- Ideal for staff or owner occupation

Location

- West Hanney is a highly regarded Oxfordshire village:
- Close to Wantage town centre
- Excellent access to A34, Oxford, Didcot & surrounding areas
- Affluent catchment area supporting hospitality businesses

Investment Highlights

- Secure income from existing tenant
- Mixed-use asset combining commercial and residential value
- Potential for rental growth or future redevelopment (STP)
- Opportunity to acquire a rare freehold hospitality investment in a desirable village location

Services

Mains water, electricity and drainage are connected. Telephone/broadband by subscription.

EPC

ER = C/67. Full details are available on request.

Local planning and rating authority

Vale of White Horse District Council

135 Eastern Avenue

Milton Park

Milton

OX14 4SB

Tel: 01235 520202

Viewing

By prior appointment with Green & Co Commercial and Development Agency, for usual business hours Monday to Friday only. Tel. 01235 763561 (ref. JC) or email: james.carroll@greenand.co.uk

Hanney Spice

Approximate Gross Internal Area = 198.4 sq m / 2135 sq ft.



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Fourtubs.co © (ID1305915)

GREEN & CO

GREEN

33 Market Place, Wantage, Oxon OX12 8AL t. 01235 763561 e. cda@greenand.co.uk

Tenants must check the availability, any particular aspect of the property that could be of importance to them and book an appointment to view before embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER RIGHTS ACT 2015

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from Green & Co will be processed by us for the purpose of providing services associated with the business of an estate agent and for the additional purpose set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.