



69 London Road

Headington, Oxford, OX3 9AA

## Investment property with development potential (subject to planning)

**1,224.37 sq ft**  
(113.75 sq m)

- Ground Floor Commercial Space
- Two bed apartment on upper floors
- Currently let in its entirety to Dignity Funeral Directors
- Large car park to rear
- Development potential to rear (subject to planning)
- Asset management opportunities at lease expiry
- Prime location in central Headington

# 69 London Road, Headington, Oxford, OX3 9AA

## Summary

<b>Available Size</b>	1,224.37 sq ft
<b>Price</b>	Offers in excess of £500,000
<b>EPC Rating</b>	C (74)

## Location

The property occupies a prominent position on the corner of London Road and Osler Road, in the central retail area of Headington, which lies approximately 1.9 miles East of Oxford city centre. Headington is a major suburb of Oxford with a population of approximately 7,115 people (2021 census). In addition to the mix of independent and national brands, Headington also benefits from a Waitrose supermarket and Bury Knowle Park.

The property is situated approximately 850m from Oxford Brookes University, 0.4 miles from The Manor Hospital and 0.6 miles from the John Radcliffe Hospital, in the heart of Oxford's Hospital Cluster.

## Description

The total site comprises approximately 0.1 acres and consists of an attractive 3 storey building, which was originally a detached residence. The property now has consented retail use on the ground floor (approx 586.6 sq ft/ 55 sq m NIA) and residential use on the two upper floors (APPROX. 637.77 sq ft/ 59.25 sq m GIA). The property was constructed in c.1924 and benefits from a large concrete car park to the rear (approx. 16.76m deep) which may have development potential subject to planning and subject to the existing tenancy agreement. The property is occupied in its entirety by a lease to Dignity Funerals Limited.

There is an area of land behind the car park which provides full rights of access to 2A and 2B Osler Road and rear access to 71 London Road.

## Specification

We understand that mains water, gas and electricity are all connected to the property. The property has central heating supplied by a gas-fired boiler. The property appears on the Oxford Heritage Asset Register, having been designed by the well known local architect Thomas Rayson who also designed the Oxford War Memorial.

## Viewings

Viewings are available by prior appointment only with the sole selling agents.

## Terms

The freehold interest in the property is available to purchase. The land registry title number is ON22568

## Lease Information

The property is currently let in its entirety to Dignity Funerals Limited on the following terms:

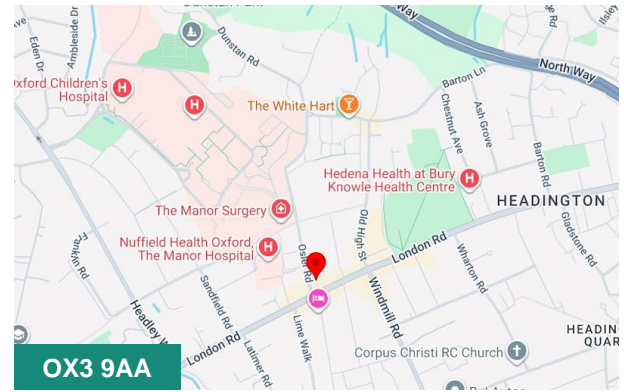
Demise: 69 London Road

Term: 25 years from 20th December 2001 (Expiring 19th December 2026)

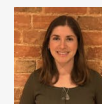
Starting Rent: £24,000 per annum

Rent Reviews: 3 yearly to open market rent- None exercised

Security of Tenure: Inside the Landlord and Tenant Act 1954



## Viewing & Further Information



**Sophie Holder**

01865883364 | 07587221536  
sophie@benedicts.co.uk



**Tom Vecchione**

01865 883364 | 07807 791328  
tom@benedicts.co.uk



**Edward Lifely**

01865 883364 | 07464492953  
edward@benedicts.co.uk