

AVISON  
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# Shop For Sale

(With Residential First Floor Conversion Opportunity)

133—135 London Road, Headington,  
Oxford OX3 9HZ



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avisonyoung.co.uk

## Location

Headington is a busy suburb of Oxford approximately 2.5 miles east of Oxford City Centre and home to Oxford Brookes University (approx. 18,000 students and 3,000 staff) and the John Radcliffe Hospital.

## Description

The premises are situated towards the eastern end of London Road adjacent to **Connells Estate Agents** and **Robert Stanley Opticians** and close to the **Co-op, Skipton Building Society, Bet Fred, Dominos Pizza** and **Waitrose**.

## Accommodation

The premises are arranged over ground and first floors and comprise the following approximate dimensions and floor areas: -

Floor	Sq m	Sq ft
Internal Width (at front)	8.62m	29ft 3in
Shop Depth	17.6m	57ft 9in
Ground Floor Sales (max)	143 sq m	1,521 sq ft
First Floor Storage/ Staff	53 sq m	565 sq ft
First Floor 2 bed Flat		525 sq ft

## Tenure

The property is available freehold.

## Residential Tenancy

The first floor two bed flat at the rear of the property has been let on an assured short hold tenancy for a term originally expiring 20.1.22 at a current rent of £1,100 per calendar month which has now reverted to a rolling tenancy.

## Price

Offers are invited in excess of £500,000.

## Business rates

We understand that the property is assessed as follows:

**Rateable value:** £43,250

**UBR (2021/22):** £49.9p

There is currently a business rates reduction available for qualifying retail and leisure uses until April 2022. Interested parties should carry out their own investigations.

## Planning

The premises fall within Class E of the Town and Country Planning (Use Classes Order) 2020. Interested parties should carry out their own due diligence in this regard.

## Development Opportunity

There may be an opportunity for conversion of the front first floor to residential use, subject to planning permission.

## EPC

The shop premises have an EPC rating of C-55. The certificate can be made available on request.

## VAT

No VAT payable on the purchase price.

## Capital Allowances

'A section 198 capital allowances election transferring all fixed plant and machinery which is an integral feature for £1 and all fixed plant and machinery which is not an integral feature for £1 will be required.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

For further information please contact:

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Subject to Contract

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