AVISON YOUNG

Shop For Sale

(With Residential First Floor Conversion Opportunity)

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



08449 02 03 04 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 Radclffe 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.

For further information please contact:

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Chris Wright

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Price

Offers are invited in excess of £500,000.

Business rates

We understand that the property is assessed as

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

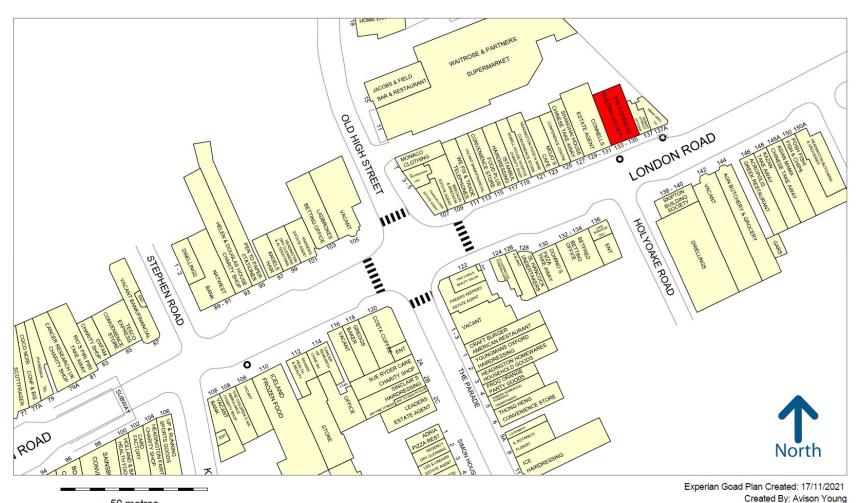
Each party to be responsible for their own legal costs incurred in the transaction.

Sue Fermandel

+44 (0)117 988 5228 sue.fermandel@avisonyoung.com Subject to Contract lanuary 2022







50 metres

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Map data

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