

FOR SALE

Carter Jonas



**12 BATH STREET
ABINGDON
OXFORDSHIRE
OX14 3QH**

**Centrally located investment property in
strong Oxfordshire town let to national
occupier**

- Freehold Investment Opportunity
- Undoubted Covenant
- Centrally Located Property
- Passing rent £22,500 pa

LOCATION

The property is situated within central Abingdon, along the retail street of Bath Street. The property is surrounded by other commercial business of both local and national brands which include Masons Craft Shop, Poundland, Yourburger and The Blue Boar pub.

The property is situated approximately 1.2 miles from the A34 interchange to the west, providing access to Oxford in the north situated approximately 8.3 miles away. There are also regular bus links between Abingdon and Oxford to the North and Didcot to the South.

DESCRIPTION

The property consists of a large modern ground floor retail unit with red brick elevations under a part pitched part flat roof. The ground floor consists of a large glass retail frontage facing Bath Street.

The property is tenanted by Ladbrokes being used as a betting shop . The lease is inside the security of tenure provisions of the Landlord and Tenant Act 1954 Part II. The property’s passing rent is a low £20.30 psf ITZA with a rent review on 13th December 2021.

The uppers have been sold on a long leasehold basis to Manlow Limited for a term of 125 years from 13th December 2016.

ACCOMMODATION

The retail accommodation has the following approximate net internal floor areas;

	Sq Ft	Sq M
Ground Floor	1,740	161.7

TENANCY INFORMATION

	Passing Rent	Term End Date
Ladbrokes Betting & Gaming Ltd	£22,500 pa	12th December 2026
Manlow Limited	£50 pa	13 th December 2142

TERMS

The property is available for sale freehold, subject to existing lease.

Offers in excess of **£275,000** reflecting a NIY in the region of **8.00%** after purchasers costs.

BUSINESS RATES

Rateable value: £28,250

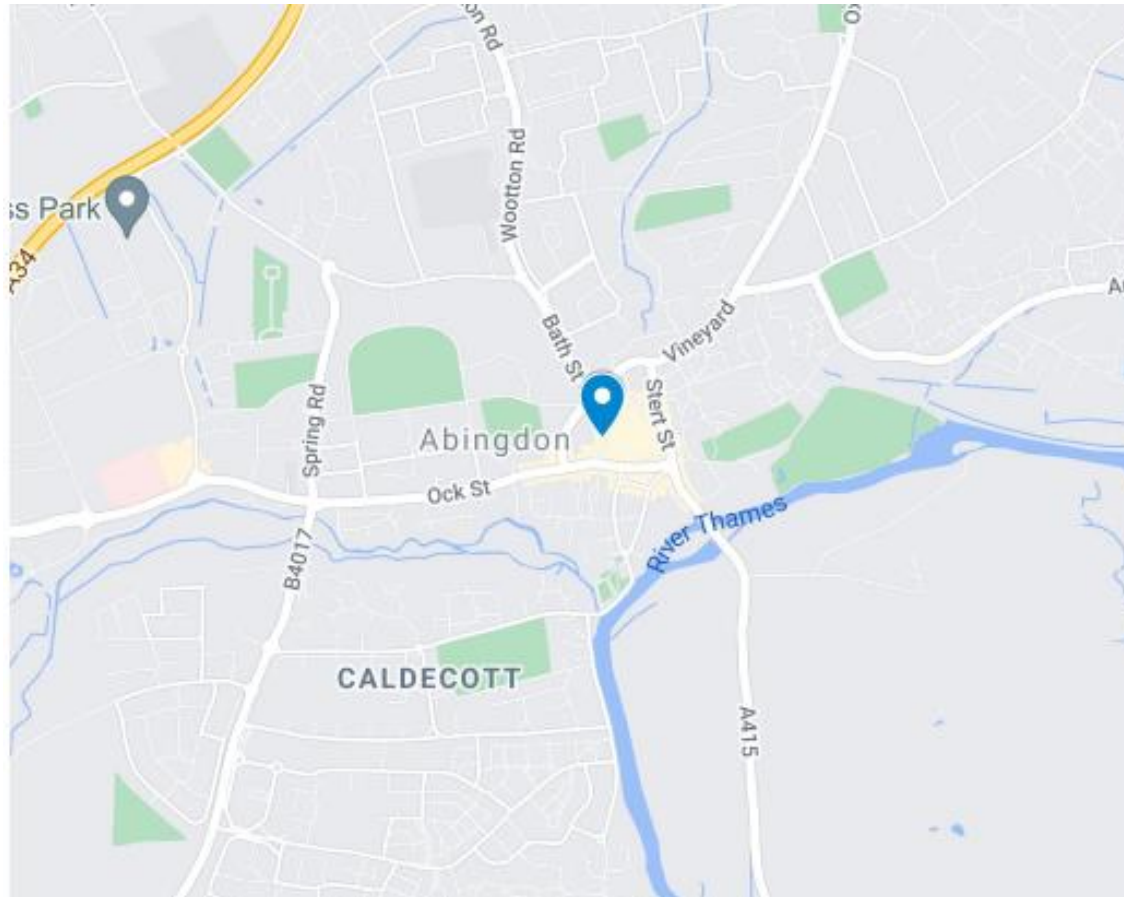
Prospective tenants should make their own enquiries by contacting the rating department at Vale of the White Horse District Council to establish rates payable.

VAT

All prices quoted are exclusive of VAT where applicable.

EPC

The premises have been assessed for their energy performance at a rating of C.



Viewing strictly by appointment through the sole agent

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IMPORTANT INFORMATION

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Classification L2 - Business Data

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