



Botley Road

Carter Jonas

61, 61A & 61B BOTLEY ROAD OXFORD OX2 0BP

A FREEHOLD INVESTMENT COMPRISING A SHOP, A ONE BEDROOM FLAT, A TWO BEDROOM FLAT AND AN ADVERTISING HOARDING LOCATED APPROXIMATELY 1/2 MILE FROM THE CITY CENTRE.

Description

The property comprises an end-of-terrace mixed-use building arranged as a ground floor retail unit with front forecourt, side bin store and separate independent access to two self-contained residential flats situated at rear ground and first floor levels.

The flats were comprehensively refurbished in 2023 and benefit from uPVC double-glazed windows and gas-fired central heating throughout. The ground floor flat further enjoys a private courtyard garden.

In addition, the property benefits from a gated rear parking space and a prominent advertising hoarding located on the flank elevation.

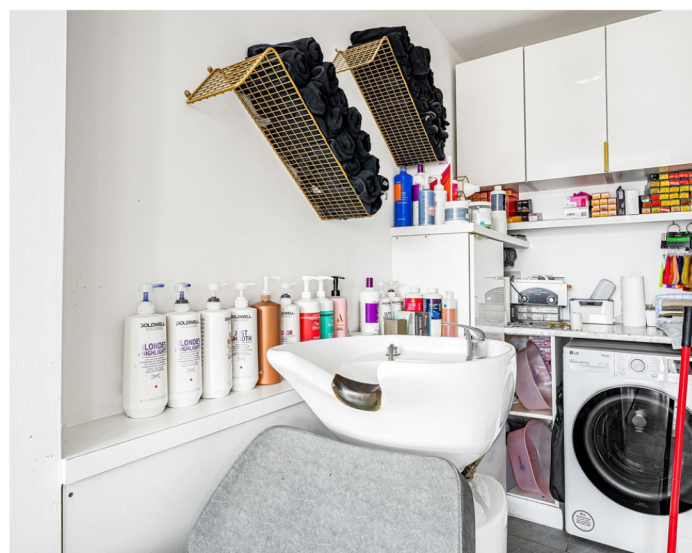
Location

The property occupies a prominent position at the junction of Alexandra Road, close to a Nisa Local convenience store and approximately 0.5 miles from Oxford Railway Station. Oxford city centre lies less than one mile to the east.

The location is further enhanced by its proximity to a Waitrose supermarket and the emerging, new Science and Technology Park both of which are within a short walk of the property.

Oxford is an internationally renowned university city and one of the UK's foremost tourist destinations, situated approximately 60 miles north-west of London with excellent road communications via the A40 and M40 motorways.







Tenancy Schedule

The property produces a total current income of £57,718 per annum, derived from a ground floor commercial unit, two self-contained residential flats and an advertising hoarding.

Ground Floor Shop (No. 60)

Let to J. Bickevic & J. Kremnova, trading as a hair and beauty salon, on a 10-year FRI lease from 17 January 2020 (contracted outside the security provisions of the Landlord and Tenant Act 1954). The current rent is £13,920 per annum (subject to a personal concession from £14,200 per annum). The lease provides for a rent review in 2029, a £6,000 rent deposit is held, and the tenants elected not to exercise their 2025 break option.

Ground Floor Flat (No. 61a)

A self-contained one-bedroom flat extending to approximately 502 sq ft GIA, with the benefit of a private courtyard garden. Let on a periodic tenancy producing £19,200 per annum (£1,600 pcm). A £1,673.07 tenancy deposit is held.

First Floor Flat (No. 61b)

A self-contained two-bedroom flat extending to approximately 724 sq ft GIA, together with a gated parking space. Let on a periodic tenancy producing £23,400 per annum (£1,950 pcm). A £2,250 tenancy deposit is held.

Advertising Hoarding

Licensed to Primesite Media Limited under a 10-year licence from 18 May 2019, generating £1,198 per annum. From 18 May 2029, the agreement becomes subject to a rolling mutual break option exercisable on 12 months' notice.

VAT is not applicable to the sale.

Council Tax (61A) B (61B) C

Rateable Value (ground Floor) £10,250

Rateable Value (hoarding) £435



ADDITIONAL INFORMATION

Tenure Freehold

Viewing Strictly by appointment through the sole selling agents Carter Jonas - T: 01865 511444

All mains services are connected
Broadband and mobile coverage can be checked at checker.ofcom.org

Directions w3w ///slang.hails.outer



Approximate Gross Internal Area 1600 sq ft - 149 sq m

Ground Floor Area 893 sq ft – 83 sq m

First Floor Area 707 sq ft – 66 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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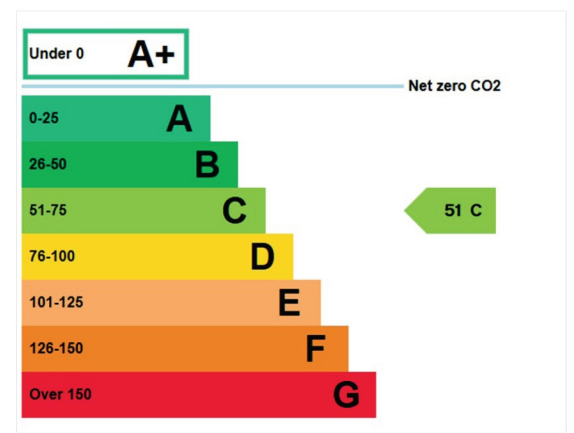
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Offices throughout the UK



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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92+	A		
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55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

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