

FOR SALE

Carter Jonas



**61 BOTLEY ROAD
OXFORD
OXFORDSHIRE
OX2 0BP**

Rare mixed-use investment in prominent location

Net Initial Yield: 7.63%

- £57,718 pa current rent income
- ½ Mile from the Oxford City Train Station
- Mixed Retail and Residential Investment
- NO VAT PAYABLE

LOCATION

61 Botley Road is a well-located property situated just west of Oxford city centre, approximately 0.5 miles from Oxford railway station, which provides regular services to London, Birmingham, and other major destinations. The property benefits from excellent road connectivity via the A420 and A34, offering good access to the M40 (junction 9, to the north) and M4 (junction 13, to the south) motorways.

Botley Road is a central hub in west Oxford with a wide range of local amenities located nearby, including retail outlets, supermarkets, and cafés. Oxford city centre, with its extensive shopping, dining, and cultural attractions, is easily accessible by various forms of private and public transport.

DESCRIPTION

The property comprises an end-of-terrace mixed-use building arranged as 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.

PRICE

Offers are invited in the region of £720,000 for the freehold interest subject to the tenancy agreements detailed.

YIELD

Initial Yield, based on current occupancy, amounts to 7.63%. (Assuming standard purchasers costs)

VAT

VAT is not applicable to the sale price.

ACCOMMODATION

The accommodation for the retail has been taken from the Valuation Office Agency and has the following approximate Net Internal floor areas:

	Sq.Ft	Sq.M
Ground Floor Retail	476.52	44.27

The residential unit have the following approximate Gross Internal floor areas:

	Sq.Ft	Sq.M
Flat 61a (Ground)	502	46.64
Flat 61b (First)	724	67.83



INVESTMENT SUMMARY

- Rare chance to purchase a prominent Botley Road retail / residential opportunity.
- Total income producing asset of £57,718 per annum
- Offers in the region of £720,000 – NO VAT PAYABLE

TENANCIES

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

Commercial Tenant

Tenant	J Bickevic & J Kremnova, Hair & Beauty Salon
Commencement:	17 th January 2020
Lease Length:	10-year lease
Passing Rent	£13,920 pa (subject to a personal concession from £14,200 per annum).
Lease Break	Tenants elected not to exercise their 2025 break option
Rent Review	2029

Advertising Hoarding

Advertising Hoarding	Licensed to Primesite Media Limited under a 10 year licence from 18 May 2018, generating £1,198 per annum. From 18 May 2029, the agreement becomes subject to a rolling mutual break option exercisable on 12 months' notice.
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Residential Leases:

Grd Flr Flat - 61a	A self-contained one-bedroom flat extending to approximately 502 ft ² GIA, with the benefit of a private courtyard garden. The flat is let on a periodic tenancy producing £19,200 per annum (£1,600 pcm).
1 st Flr Flat – 61b	A self-contained two-bedroom flat extending to approximately 724 ft ² , together with a gated parking space. The flat is let on a periodic tenancy producing £23,400 per annum (£1,950 pcm).

BUSINESS RATES

We understand from the Valuation Office Agency website the subject property is assessed as follows;

Demise: J Bickevic & J Kremnova
Rateable Value: £10,250
Description: Shop and premises

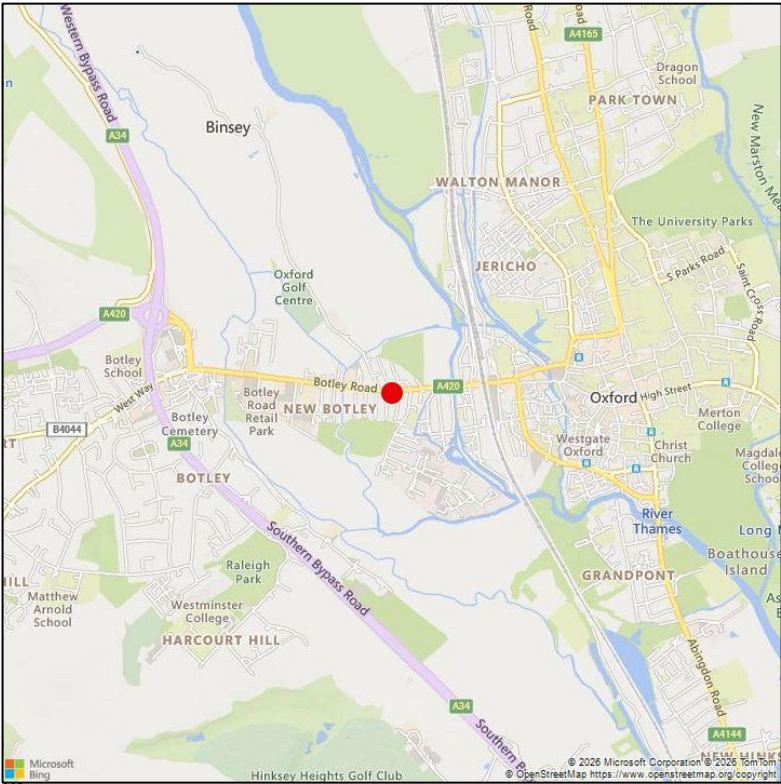
Interested parties should clarify these figures by contacting the rating department at Oxford District Council.

EPC

EPC Rating:

Retail Unit C - 51
Flat 61a C - 79
Flat 61b C - 72

Further details available on request.





Viewing by appointment, contact

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Classification: 2 - Business Data