

FOR SALE

Carter Jonas



**43 BOTLEY ROAD
OXFORD
OXFORDSHIRE
OX2 0BN**

Rare Freehold Retail with Residential Opportunity

To be sold with Vacant Possession

- 1,572 sq ft Retail
- 469 sq ft Residential
- One bed self-contained apartment
- No VAT

LOCATION

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 building was constructed circa 1895 and comprises an end of terrace two-storey building consisting of brick elevations under a pitched tiled roof. The property provides a mix of commercial and residential accommodation.

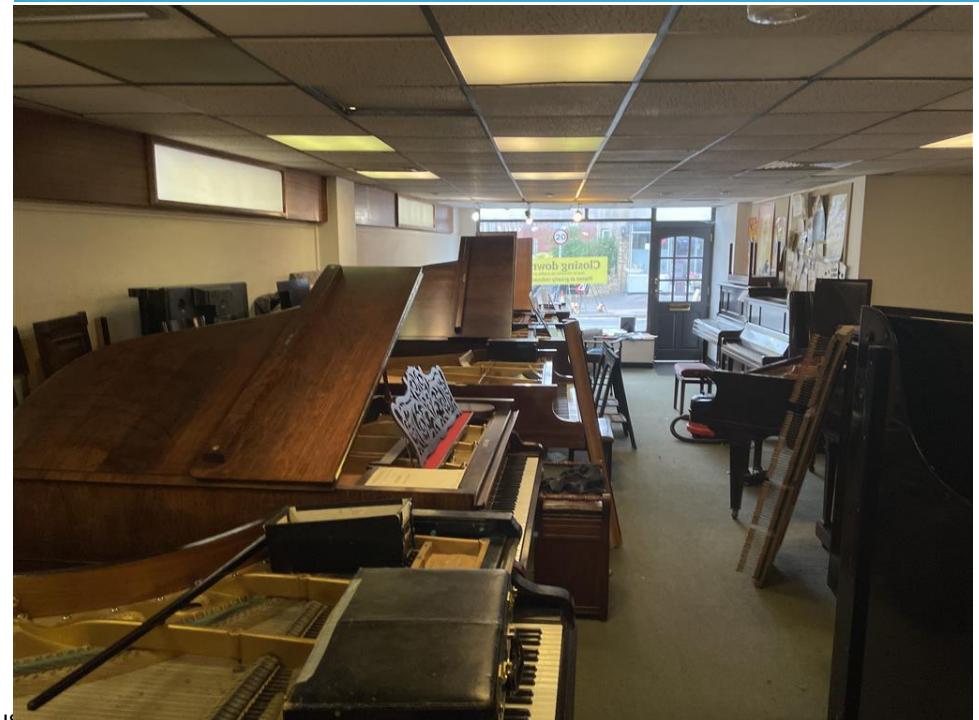
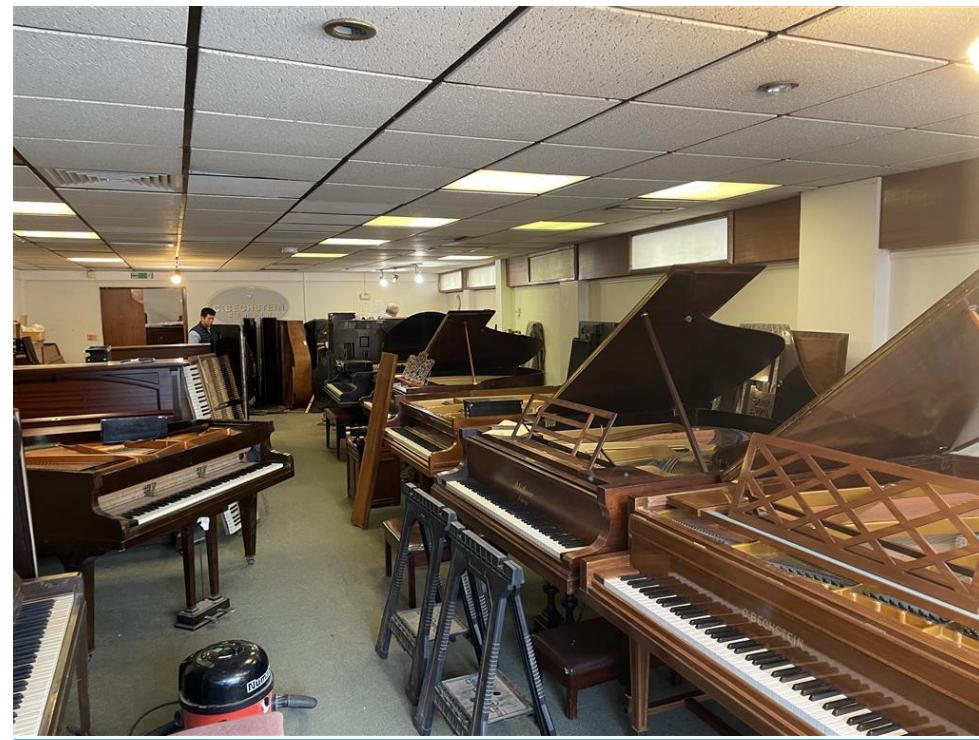
The retail unit is fully self-contained and benefits from a fully glazed frontage fronting on to the busy throughfare of the Botley Road. The accommodation provides an open plan room and a separate workshop at the rear which benefits from double door access from Hill View Road. The retail unit benefits from a 3 phase 100A power supply.

Access to the residential is via a door to the left of the retail area which leads to the first floor. The property has double glazed windows, has central heating and a gas stove. The flat is one bedroom with an attic accessed by a drop down ladder. There is a large attic with a double glazed window on the west elevation.

ACCOMMODATION

The accommodation has the following approximate areas:

	sq ft	sq m
Ground Floor Retail (NIA)	1,572	146.04
First Floor Residential (GIA)	469	43.57





BUSINESS RATES

Rateable Value - £20,250

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

PRICE

Price on application.

TENURE

Freehold.

VAT

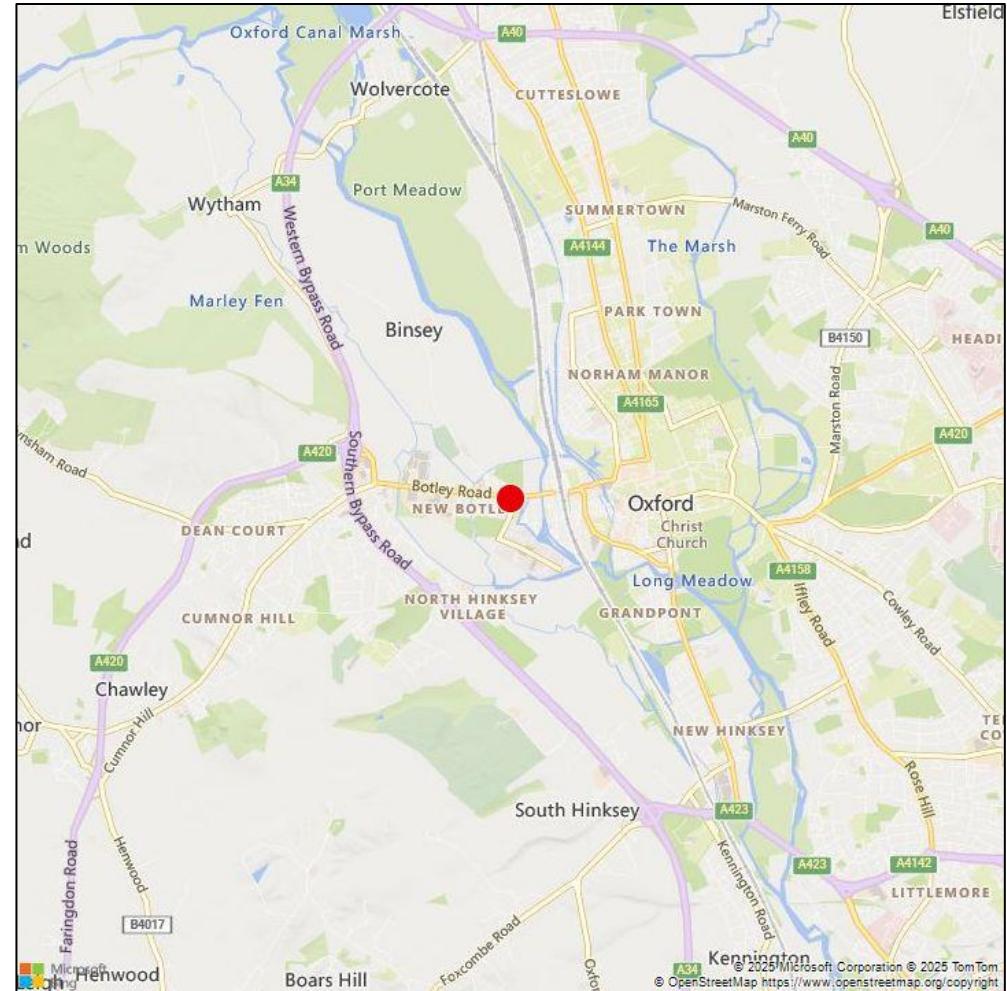
The property has not been elected for VAT.

EPC

Retail Area – Awaiting EPC Rating

Residential Area – EPC Rating - 66 D

Further details on request.



Viewing by appointment, contact

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Classification L2 - Business Data

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