



**294, 296, 298, 300 & 300a
ABINGDON ROAD
OXFORD
OX1 4TE**

**A prime mixed use investment opportunity
situated on one of the main routes into
central Oxford comprising a retail showroom
with extensive forecourt parking and a
workshop, two houses and two flats.**

- Total Area 7,814 sq ft / 725.9 sq m
- £66,780 pa current rental income from the residential element.
- Potential to redevelop (subject to consents)

LOCATION

The property is located on Abingdon Road, the main southern route into the city of Oxford. It is approximately a mile from the city centre and is supported by a major bus route, on which the Redbridge Park and Ride has regular services.

The property falls into the Oxford O12B Neighbourhood and is within Hinksey Park ward and Oxford local authority district.

The Abingdon Road runs to the southern bypass and thereafter the A34. The property is approximately 1.7 miles from Oxford train station, which provides regular service to London, Birmingham and the South West.

DESCRIPTION

A residential/commercial investment opportunity situated approximately a mile from the city centre which is made up of a car showroom with ancillary rear yard and workshop, as well as four residential properties consisting of two first-floor flats and two three-bedroom houses.

Additionally there is plenty of parking for both the commercial and residential elements.

ACCOMMODATION

The accommodation has the following approximate Net Internal floor areas:

| | | sq ft | sq m |
|--------------------|-------------------------|-------|--------|
| 294 Abingdon Road | 3-bed house | 885 | 82.21 |
| 296 Abingdon Road | 3-bed house | 870 | 80.85 |
| 298 Abingdon Road | 2-bed maisonette | 704 | 65.4 |
| 300a Abingdon Road | 3-bed maisonette | 698 | 64.83 |
| 300 Abingdon Road | Car Showroom & Workshop | 4,657 | 432.61 |
| TOTAL | | 7,814 | 725.9 |



TENANCIES

294 ABINGDON ROAD
Expiry: September 2024
Current Rent: £18,900 pa

296 ABINGDON ROAD (HMO LICENCE)
Expiry: June 2024
Current Rent: £19,200 pa

298 ABINGDON ROAD
Expiry: September 2024
Current Rent: £18,900 pa

300A ABINGDON ROAD
Expiry: August 2024
Current Rent: £14,340 pa

300 ABINGDON ROAD
Lease has expired and tenant is holding over at a reduced rent. Passing rent was £50,000 PA.

Full Tenancy information available on request.

EPC

| | EPC Rating: |
|------|-------------|
| 294 | D |
| 296 | E |
| 298 | D |
| 300A | D |
| 300 | E |

Further details available on request.

COUNCIL TAX BANDS / BUSINESS RATES

| | Description | Tax Band |
|------|--------------------|----------------|
| 294 | 3-bed house | D |
| 296 | 3-bed house | C |
| 298 | 2-bed flat | B |
| 300A | 3-bed flat | C |
| | | Rateable Value |
| 300 | Offices & Premises | £43,000 |

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

PRICE

Offers are invited in the region of £2,000,000 for the freehold investment subject to the leases detailed.

YIELD

Based on the current residential income and the previous passing rent on the retail showroom and workshops, the gross yield was 5.8%.

VAT

The property has not been elected for VAT.





Viewing by appointment, contact

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Classification L2 - Business Data

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