

# Oxford

## Kennett House

### 108-110 London Road

### Headington

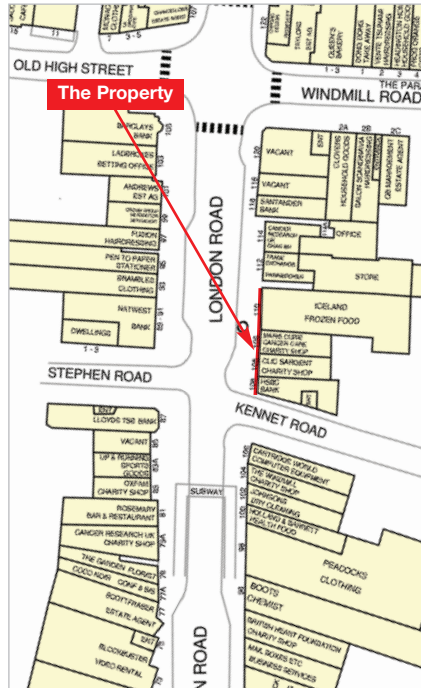
### Oxfordshire

### OX3 9AW

- **Freehold Shop and Office Investment**
- Comprises a supermarket, bank, 2 charity shops and 7,515 sq ft of offices
- Supermarket underlet to Iceland Foods Ltd on a lease expiring 2026
- Self-contained site includes 20 car spaces (8 underground)
- Rent Reviews from 2015
- Total Current Rents Reserved

**£223,150 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**

The University City of Oxford, with a population of some 120,000, is located 57 miles north-west of London and 65 miles south of Birmingham. Communications are good, the M40 (Junctions 8 and 9) are situated approximately 9 miles to the south. Headington is an affluent suburb of Oxford, lying some 1 1/2 miles north-east of the centre and is home to Oxford Brookes University the main campus of which is less than a mile away on London Road. Occupiers close by include Waitrose, Barclays, Lloyds, W H Smith, Greggs and Santander

**Description**

The property is arranged on ground and two upper floors to provide a supermarket, a bank, two charity shops and two floors of self-contained offices above. The site benefits from 20 car spaces in total, eight below ground.

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsoop.co.uk](http://www.allsoop.co.uk)

**Energy Performance Certificate**

For EPC Rating please see website.

**Viewings**

A block viewing date has been arranged. Please e-mail your full contact details to [viewings@allsoop.co.uk](mailto:viewings@allsoop.co.uk) to be received no later than mid-day on Thursday 21st November for information regarding the date. Photo identification will be required on the day. In the subject box of your e-mail, please ensure that you enter **Lot 99 Oxford**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Bejam Group Limited Underlet to Iceland Foods Ltd (1)	Gross Frontage 10.9 m (35' 9") Net Frontage 10.5 m (34' 5") Ground Floor 437.47 sq m (4,709 sq ft) First Floor Store 118.73 sq m (1,276 sq ft) Total 556.01 sq m (5,985 sq ft)	63 years from 25.12.1963 Rent review 25.12.84 and 2005 FR & I	£56,500 p.a.	Reversion 2026
Unit 2	Marie Curie Cancer Care	Gross Frontage 6.00 m (19' 8") Net Frontage 5.65 m (18' 6") Ground Floor Sales 86.50 sq m (931' 0")	10 years from 17.10.2006 Rent review in 5th year FR & I	£26,000 p.a.	Reversion 2016
Unit 3	CLIC Sargent Cancer Care for Children	Gross Frontage 6.00 m (19' 8") Net Frontage 5.65 m (18' 6") Ground Floor Sales 87.80 m (945' 0")	15 years from 30.12.2005 Rent review every 5th year FR & I. Tenant's break 2015	£26,000 p.a.	Rent Review 2015
Unit 4	HSBC Bank plc	Gross Frontage 5.70 m (18' 8") Net Frontage 5.04 m (16' 6") Ground Floor 111.50 sq m (1,201 sq ft) First Floor Staff 16.00 sq m (172 sq ft) First Floor Storage 40.00 sq m (431 sq ft) Total 167.5 sq m (1,803 sq ft)	10 years from 25.03.2005 Rent review in 5th year FR & I	£31,800 p.a.	Reversion 2015
First Floor and Suite 2 Second Floor	Oxford Brookes University	First Floor Offices 357.67 sq m (3,850 sq ft) Second Floor Offices 108.69 sq m (1,170 sq ft) Total 466.36 sq m (5,020 sq ft) 10 Spaces	12 years from 21.09.2007 Rent review 20.09.2017 FR & I Tenant's break clause 20.09.2015	£57,900 p.a.	Rent Review 2017
Second Floor Suite 1	Oxford Brookes University	Second Floor Offices 134.7 sq m (1,450 sq ft) 2 Spaces	12 years from 16.06.2008 Rent review 20.09.2017 FR & I. Tenant's break clause 20.09.2015	£14,500 p.a.	Rent Review 2017
Second Floor Suite 3	Oxford Brookes University	Second Floor Offices 97.08 sq m (1,045 sq ft) 2 Spaces	12 years from 16.06.2008 Rent review 20.09.2017 FR & I. Tenant's break clause 20.09.2015	£10,450 p.a.	Rent Review 2017

(1) For the year ended 29th March 2013, Iceland Foods Ltd reported a turnover of £2.604 billion, pre tax profits of £188.146 million, shareholders' funds and a net worth of £516.857 million (Source: riskdisk 08.11.13)

**Total £223,150 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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LOT 99

