

# Oxford

## 60-66A (Even) High Street

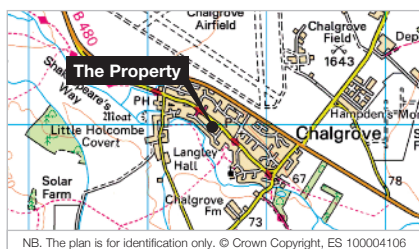
### Chalgrove

### Oxfordshire

### OX44 7SS

- **Four Freehold Shop and Residential Investments**
  - Comprising four shops and four maisonettes
  - To be offered as three separate lots
  - Located within a predominantly residential area
  - Site area 0.133 hectares (0.33 acres)
  - Asset management opportunities
  - No VAT applicable
  - Rent Reviews from 2018
  - Total Current Rents Reserved
- £41,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



#### Tenure

Freehold.

#### Location

The university city of Oxford, with a population of some 150,000, is located 57 miles north-west of London and 65 miles south of Birmingham. Communications are good, with the city being served by the M40 Motorway, Junction 8 via the A40 and Junction 9 via the A34. The properties are located south-east of Oxford in the densely populated residential area of Chalgrove. The properties are situated on the south side of the High Street, close to its junction with Hardings, within an affluent and popular village location.

#### Description

The properties occupy a site which extends to 0.133 hectares (0.33 acres) and are arranged on ground and two upper floors to provide a parade of four ground floor shops, two of which interconnect. There are four self-contained maisonettes above which are accessed from the rear. Externally to the rear, there is a terrace of eight lock-up garages and parking for eight cars, and off-road customer parking to the front.

#### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

EPC Ratings range between C to F and 34 to 112 (Copies available on website).

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
27	66/66A	B and S Patel (t/a Londis)	Gross Frontage 6.50 m (21' 4") Net Frontage 5.50 m (18' 0") Shop Depth 11.50 m (37' 8") Built Depth 14.10 m (46' 3") First/Second Floor - 3 Bedroom Maisonette (sublet) 2 garages to the rear	15 years from 25.03.2008 Rent review every 3rd year	£11,000 p.a.	Rent Review 2020
28	64/64A	B Battista (t/a Posies)	Gross Frontage 4.80 m (15' 9") Net Frontage 4.30 m (14' 2") Shop Depth 6.50 m (21' 4") Built Depth 10.80 m (35' 5") First/Second Floor - 2 Bedroom Maisonette (sublet) 2 garages to the rear	15 years from 27.01.2006 Rent review every 3rd year	£10,000 p.a.	Rent Review 2018
29	60/60A and 62/62A	Hatch Ride Properties (sublet to Chalgrove Pharmacy)	Gross Frontage 10.10 m (33' 2") Net Frontage 9.20 m (30' 2") Shop Depth 6.55 m (21' 6") Built Depth 10.25 m (33' 7") First/Second Floor - 2 x Two Bedroom Maisonettes (sublet) 4 garages to the rear	15 years from 05.04.2017 Rent review every 5th year	£20,000 p.a.	Rent Review 2022

**Total £41,000 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

**Seller's Solicitor** Ms S Jones, SCJ Solicitors. Tel: 01286 677897 e-mail: [samantha.jones@scjsolicitors.co.uk](mailto:samantha.jones@scjsolicitors.co.uk)



