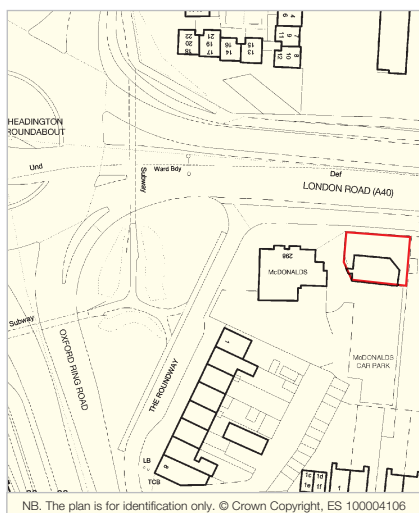
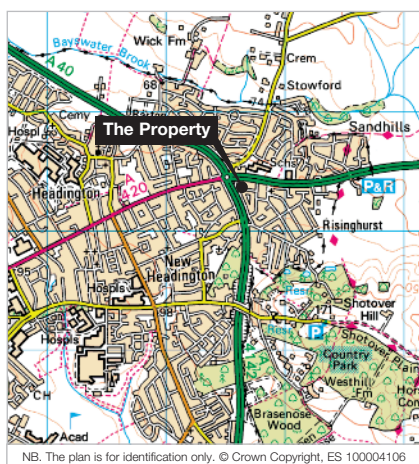


# Oxford

## 300-302 London Road Headington OX3 8DJ

- **Freehold Retail Investment**
- Let to The Carphone Warehouse Limited
- Prominent position adjacent to the A40 and McDonald's Restaurant
- Popular and prosperous south-east city
- Rent Review December 2013 outstanding
- Current Rent Reserved  
**£35,000 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.

The property is situated immediately to the east of the busy Headington roundabout which is the intersection of the A40 and the Oxford Ring Road.

The property is to the south of the A40 from which it is highly visible. It is immediately adjacent to a busy and popular McDonald's Restaurant which has its car park to the rear of the subject property.

### Description

The property is arranged on ground and first floors to provide a retail unit with customer car parking to the front for circa 6 vehicles.

The ground floor provides retail and staff ancillary accommodation with further ancillary accommodation above.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>14.95 m</b>	<b>(49' 0")</b>
<b>Net Frontage</b>	<b>10.55 m</b>	<b>(34' 7")</b>
<b>Shop and Built Depth</b>	<b>8.1 m</b>	<b>(26' 7")</b>
<b>Ground Floor</b>	<b>106 sq m</b>	<b>(1,141 sq ft)</b>
<b>First Floor</b>	<b>34 sq m</b>	<b>(366 sq ft)</b>
<b>Total</b>	<b>140 sq m</b>	<b>(1,506 sq ft)</b>

### Tenancy

The entire property is at present let to THE CARPHONE WAREHOUSE LIMITED for a term of 15 years from 11th December 2003 at a current rent of £35,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

### Tenant Information

The tenant forms part of Carphone Warehouse Group plc which is a leading telecommunications retailer with circa 2,000 stores across 7 European countries. (Source: www.cpwplc.com.)

For the year ended 30th March 2013, The Carphone Warehouse Limited reported a turnover of £1.671 billion, a pre-tax profit of £98.895 million and a net worth of £864.975 million. (Source: riskdisk.com 02.01.2014.)

### VAT

VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

EPC Rating 106 Band E (Copy available on website).

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** Claire Burns, Pinsent Masons LLP. Tel: 0113 244 5000 e-mail: [claire.burns@pinsentmasons.com](mailto:claire.burns@pinsentmasons.com)