



**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

Simon McConnell
simon.mccconnell@carterjonas.co.uk

Tel: 07557 285510
Mayfield House, 256 Banbury Road, Oxford, OX2 7DE

Tomasz Marsz
tomasz.marsz@carterjonas.co.uk

Tel: 07816 12 07 08

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data

Carter Jonas