

Lot 6

61, 61a & 61b Botley Road, Oxford,
Oxfordshire OX2 0BP

***Guide: £675,000+**
In the same ownership for over 25 years.
Shop, 2 Flats and an Advertising Hoarding
6 week completion



SITUATION

Located at the junction with Alexandra Road nearby a **Nisa Local** and only approx. 1/2 mile from Oxford Railway Station and less than a mile from the city centre.

In addition, both a **Waitrose Supermarket** and the part completed new **Laboratory, Science and Technology Park** are both within a 5 minute walk.

Oxford is a world famous University city and is one of the UK's most popular tourist destinations lying some 60 miles north-west of London via the A40 and M40.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with **Front Forecourt** and side **Bin Store** together with separate side access to **2 Self-Contained Flats (fully refurbished in 2023)** at rear ground and first floor levels which include uPVC double glazing and gas central heating.

The ground floor Flat includes a **Private Courtyard Garden** and the property includes a rear **Gated Parking Space** and an **Advertising Hoarding** on the flank wall.

Refer to the Auctioneers for the video tour of the flats.

VAT is NOT applicable to this Lot

FREEHOLD

Note: There may be potential to add additional accommodation in the roof space above the first floor flat, subject to obtaining possession and the necessary consents.



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£56,518 per annum

The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

Vendor's Solicitors

RWK Goodman

Tel: 01865 264 033 Ref: Vicky Hernandez

Email: vicky.hernandez@rkwgoodman.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|---|---|--|--|---|---|
| No. 60 (Ground Floor Shop + Bin Store) | Gross Frontage 16'6" Internal Width 15'5" Shop Depth 24'4" Includes a Treatment Room & WC | J. Bickevic & J. Kremnova (Hairdressers / Beauty Salon) | 10 years from 17th January 2020 (excl. s.24-28 of L & T Act 1954) | £13,920 (Personal concession from £14,200 p.a.) | FRI Rent Review 2029 £6,000 Rent Deposit held. The Tenants did not operate their 2025 Break Clause. |
| No. 61a (Ground Floor Flat) | 1 Bedroom, Open Plan Living Room/Kitchen, Shower Room/WC, Store Room GIA Approx. 502 sq ft Plus Private Courtyard Garden | Individual | Periodic Tenancy | £18,000 (£1,500 pcm) | £1,673.07 Rent Deposit held. |
| No. 61b (First Floor Flat) | 2 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx. 724 sq ft Plus Gated Parking Space | 2 Individuals | Periodic Tenancy | £23,400 (£1,950 pcm) | £2,250 Rent Deposit held. |
| Advertising Hoarding | | Primesite Media Limited | 10 year Licence from 18th May 2019 | £1,198 | With effect from 18th May 2029 there is a Rolling Mutual Break at anytime on 12 months prior notice. |
| | | | | Total: £56,518 | |

The Property



Interior of Shop

