

Lot 16

282 Cowley Road, Oxford,
Oxfordshire OX4 1UR

GUIDE PRICE: £330,000



**FREEHOLD INVESTMENT PROPERTY
PRODUCING £33,000 PA**

This terraced property comprises a three storey building of traditional brick and pitched slate roof construction. The ground floor retail unit has a single storey extension to the front and is currently trading as Top One Pizza. The upper part of the building is accessed through the retail unit and we understand offers two bedroom accommodation. The whole building in its entirety has been let on a 5 year full repairing and insuring lease from March 2011 at a current rent of £33,000 with a rent review after 3 years. The property is therefore sold with the ongoing benefit of this investment income. We understand that the shop has an A5 class usage and VAT is not applicable to this lot. There is also a spacious yard to the rear of the premises. The property is situated on a busy thoroughfare that contains a mixture of national and local users.

ACCOMMODATION

Lock-up unit approx 473 sq ft
1st floor comprising of two bedrooms, lounge, kitchen, bathroom

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Oxford City Council 01865 249811
Council Tax Band: B

VENDORS SOLICITORS

Messrs Ferguson Bricknell, Chester House
George Street, Oxford OX4 1UE
01865 241814

VIEWING TIMES

By appointment through the Auctioneers