



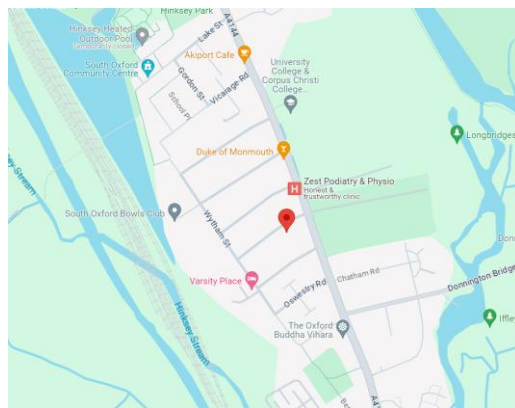
FOR SALE OR LEASE

288 Abingdon Road, Oxford OX1 4TE

LOCATION

The property is well located fronting the Abingdon Road, one of the main arterial routes into Central Oxford. A number of bus routes pass the property and the Redbridge Park and Ride is 500 yards away.

There are a range of local shops serving the community.



DESCRIPTION

The property comprises a refurbished building with space suitable for a variety of commercial uses on the ground floor together with a first floor flat.

The floor areas are as follows:

Ground floor - commercial

- Front room/reception – 155 sq. ft.
- Middle room including fitted kitchen – 163 sq. ft.
- Rear area – 175 sq. ft.

First floor - residential

- 1 bedroom, living room, kitchen and bathroom

Annex building at the rear – 499 sq. ft.

Currently being refurbished to include underfloor heating, new shower area and kitchenette.

IN BRIEF

- Refurbished mixed use building
- Outdoor space
- Ancillary building

PRICE

Offers in the region of £650,000

TIMING

Vacant possession to be given upon completion of legal formalities.

VIEWING & CONTACT

Strictly by prior appointment with the sole letting agents:

Tim Norris-Jones
tim@njcommercial.co.uk

Suzanne Lovell
suzanne@njcommercial.co.uk

NJ Commercial Ltd
07802 371588
www.njcommercial.co.uk

Subject to contract

DISCLAIMER

The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

AMENITIES

- Fully fitted ground floor kitchen
- First floor flat
- Rear garden
- Ancillary workshop/studio building at the rear

TERMS

The freehold interest is for sale with vacant possession on completion at a price of £650,000.

Alternatively leasehold terms may be available – further details on request.

VAT

All figures within these terms are exclusive of VAT, where chargeable.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

EPC

An EPC has been commissioned and further details on request.



This property can easily be connected to 1 Monmouth Road, which is in separate but related ownership, to provide a larger property with main road frontage, a garden and refurbished space at the rear.

See details on next page.

IN BRIEF

- Striking refurbishment
- New services
- Parking on site
- Suitable for a range of Class E uses
- External patio area

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POTENTIAL CONNECTION WITH 1 MONMOUTH ROAD

For identification purposes only:

Area in red – 1 Monmouth Road,

Area in purple – 288 Abingdon Road



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