



94 LONDON ROAD, HEADINGTON, OXFORD, OX3 9FN

**INVESTMENT FOR SALE OF GROUND FLOOR SHOP WITH  
POSSIBILITY OF VACANT POSSESSION**

**GROUND FLOOR RETAIL AREA APPROX 1,129 SQ.FT (104.96 SQ.M)**

# 94 LONDON ROAD, HEADINGTON, OX3 9FN

## **LOCATION**

The premises are located in a prime retail location within the Oxford suburb of Headington. Nearby traders include Boots, British Heart Foundation and Sainsbury's.

Headington is a thriving suburb located on one of the main arterial routes into Oxford City Centre benefitting from Oxford Brookes University, The Manor Hospital, Headington School with other major hospitals also within the immediate vicinity.

## **DESCRIPTION**

The property forms part of a modern three storey block of buildings with brick faced elevations under a pitched tiled roof. It occupies a mid terrace position and forms the middle unit of a parade of three shops with the British Heart Foundation on the east side and a specialist food supermarket occupying a large unit on the west side.

Internally, the property comprises open plan retail accommodation with a single WC at the rear of the shop. The occupier has formed an office and some storage at the rear with the use of stud partitioning.

## **PLANNING**

The property's use class has been incorporated into Class (E) of the 2020 amendment to the act Town and Country Planning Act.

Further enquiries should be made of Oxford City Council.

## **ACCOMMODATION**

The premises comprise the approximate over all floor areas.

Total Ground floor area 1,129 sq.ft. (104.96 sq.m)

## **TENURE**

The premises are owned on a long leasehold basis for a term of 999 years effective June 2004.

They have subsequently been sublet on an occupational basis on the following terms;

Term; Five years  
Effective; 16th December 2021  
Tenant; Sheermain Limited  
Repair; Effective full repairing  
Subject to a schedule of condition  
User; Class A(1) now (E)  
Rent; £30,000 per annum exclusive

## **Vacant possession**

The occupational tenant has indicated that should they be able to identify suitable alternative accommodation then they would consider surrendering their existing lease and vacating subject to all parties agreeing and the usual legal formalities.

## **RATEABLE VALUE**

The premises are rated under the 2023 list as having a rateable value of £26,750

## **PRICE;**

£475,000 plus VAT if applicable for the long leasehold of the premises subject to the lease as described briefly above.

## **EPC**

The premises have an EPC rating of C.

## **VAT**

All figures quoted exclude VAT where applicable.

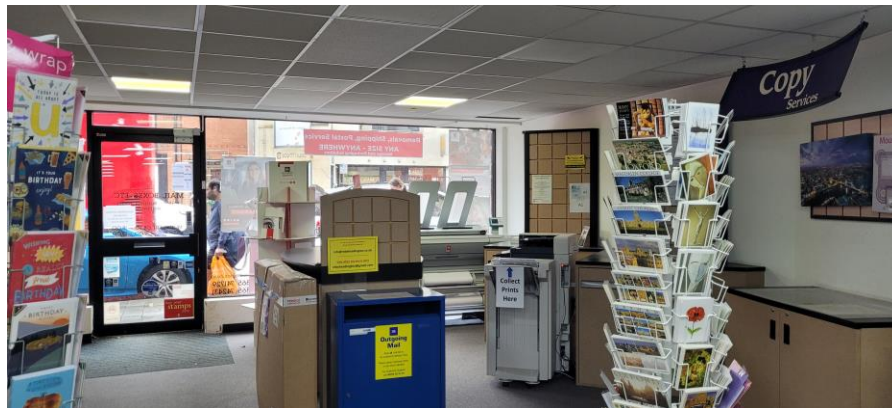
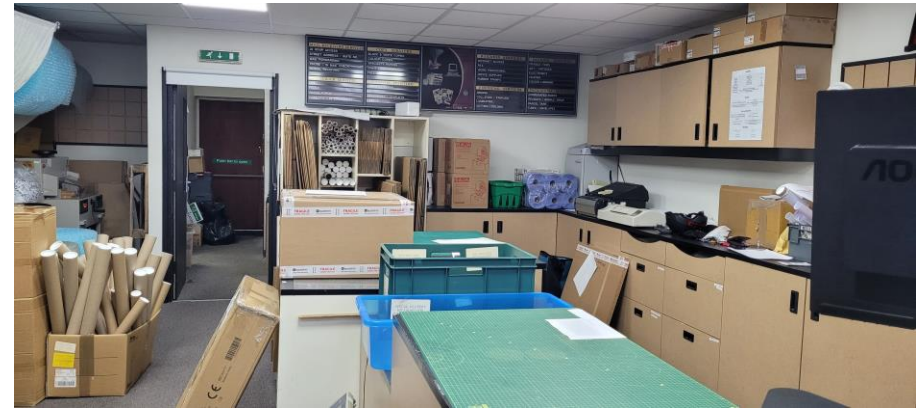
## **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in this transaction.

## **VIEWING**

Strictly by appointment through Bruce Raybould  
07940 011438

[braybould@marriottsoxford.co.uk](mailto:braybould@marriottsoxford.co.uk)



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