



MULTI-LET INVESTMENT OPPORTUNITY

Cotehill House / 43-45 & 45a Molyneux Drive, Bodicote, Banbury, Oxfordshire

BROWN & CO



Cotehill House, Sideleigh Road, Bodicote, Banbury,
Oxfordshire, OX15 4FN &

43-45 & 45a Molyneux Drive, Bodicote, Banbury,
Oxfordshire, OX15 4AX

Multi-let Investment Opportunity in the Residential area of Bodicote, Banbury

GUIDE PRICE - £1,200,000

- Multi-let Investment Opportunity
- Located centrally in a popular residential area
- Commercial and residential units fully let
- For Sale by Private Treaty
- Management opportunity/rental growth

Property	Rent / pcm	rent / Annum	ERV / PCM	ERV / Annum	Area Sq Ft	No. of Beds	Tenancy	EPC	Council Tax Band / Business Rates
Cotehill House - Flat 1	£650	£7,800	£695	£8,340	444	1 bed	Assured Shorthold Tenancy	78 - C	A
Cotehill House - Flat 2	£775	£9,300	£950	£11,400	803	2 bed	Assured Shorthold Tenancy	75 - C	C
Cotehill House - Flat 3	£695	£8,340	£695	£8,340	444	1 bed	Assured Shorthold Tenancy	78 - C	A
Cotehill House - Flat 4	£700	£8,400	£825	£9,900	642	2 bed	Assured Shorthold Tenancy	80 - C	C
45a Molyneux Drive - Maisonette / Flat	£635	£7,620	£895	£10,740	690	2 bed	Assured Shorthold Tenancy	TBC	A
43-45 Molyneux Drive - Retail unit	£800	£9,600	£800	£15,330	1,022	n/a	Commercial Lease 10 years	37 - B	RV - £12,250
Total	£4,255	£51,060	£4,860	£64,050	4,045				

DESCRIPTION

Cotehill House is a three-storey building built after the 1980's and is of brick and blockwork construction under a pitched tiled roof. The property comprises a ground floor retail (leased to MVSN Ltd t/a Londis) known as 43-45 Molyneux Drive with 4 residential flats above which are known as Cotehill House and 1 residential maisonette known as 45a Molyneux Drive. There are multiple access points from both front and rear elevations. There is a yard with garages and parking area to the rear of the property. Unit details are shown in the table above.

LOCATION

The property is located in residential area of Bodicote, a well connected village on the southern edge of Banbury. Bodicote benefits from its proximity to Banbury town centre which provides good connections to the M40 motorway Junction 11. Excellent road communications via the motorway systems to London (70 miles south) and Birmingham (40 miles north). Oxford is approximately 23 miles southeast. Banbury rail station is located approximately 2.5 miles from the property and provides frequent train service to London Marylebone and Birmingham.

ACCOMMODATION

See tenancy schedule for the property accommodation.

SERVICES

We understand that all mains services is available to the property. We have not carried out tests on any of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.

TOWN AND COUNTRY PLANNING

There have been a number of historical planning and building regulation applications (available from Cherwell District Council) on the property that has enabled the development as it is today. Applicants are advised to make appropriate enquiries with Cherwell District Council.

BUSINESS RATES

The currently Rateable Value of the retail unit is £12,250.

LEASE & RENTAL TERMS

Please see attached tenancy schedule. Further details are available to seriously interested applicants.

EPC

Please see attached tenancy schedule.

VAT

We understand that VAT is not applicable

LEGAL COSTS

Each party is to bear their own legal costs in this transaction.

VIEWING AND FURTHER INFORMATION

Viewing is strictly by prior appointment only and for further information or to arrange a viewing please contact:

Brown & Co

Tim Humphrey

01295 220210 / 07971 974229

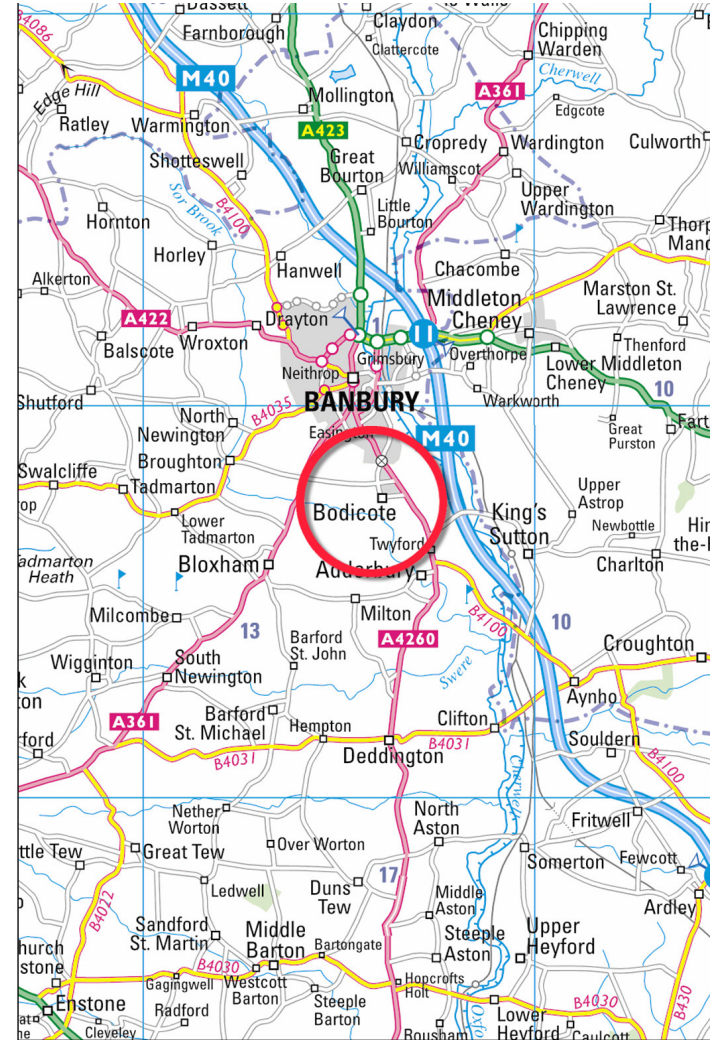
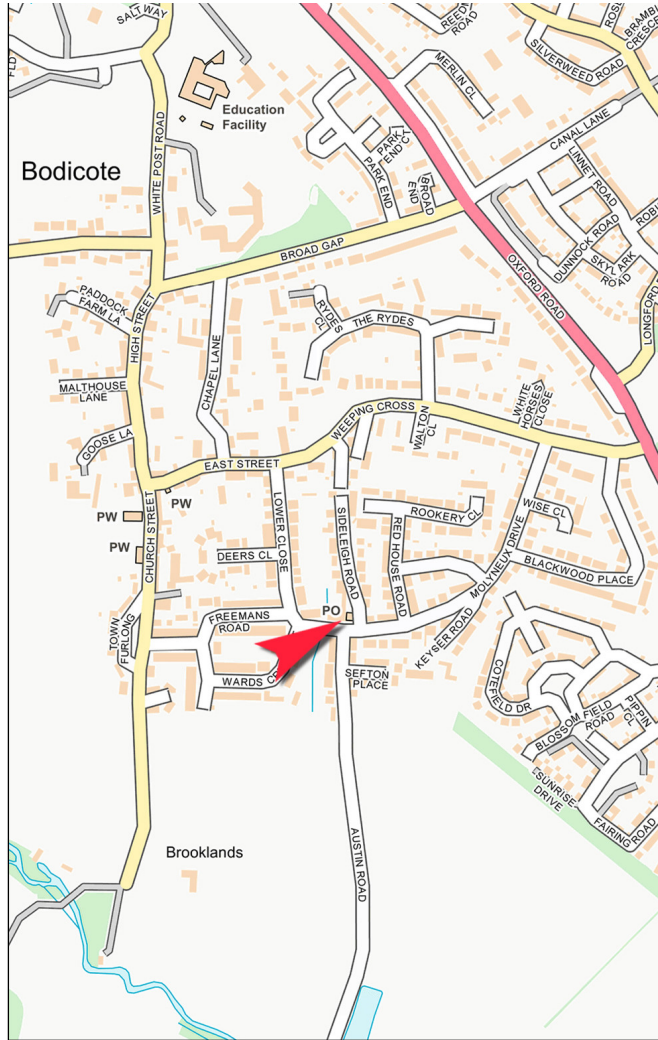
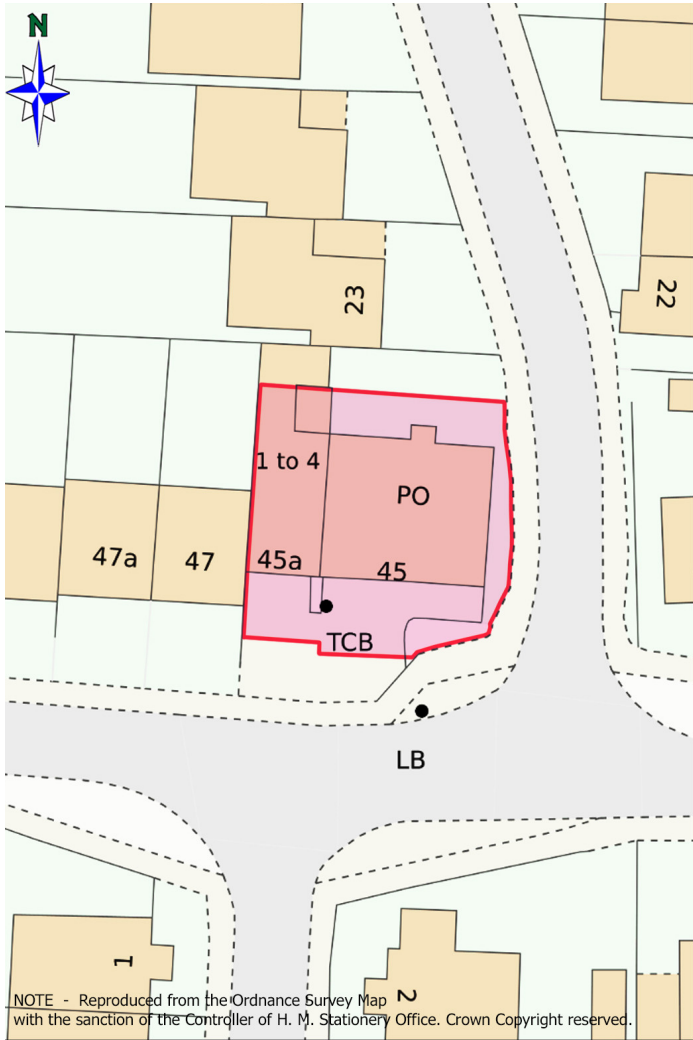
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