

First to Third Floors
14 Broad Street Oxford OX1 3AS



Key features:

- 1 x Single Bedsit
- 2 x Double Bedsit
- 1 x 2 Bedroom Studio Flat
- HMO Licence for 7 People
- Lease to be Assigned Until 2024

To Let

Lease of Upper Floor Self Contained Residential Units

01865 848488

www.vslanp.com

LOCATION

Oxford is an affluent City in the south east, home to the University of Oxford. Oxford benefits from excellent communication links via the M40 and A34. Broad Street is located in the centre of Oxford City centre and offers a mix of retail, offices, University departments, museums, Colleges and pubs. The property is located on the south side of Broad Street and overlooks the Colleges of Balliol and Trinity.

DESCRIPTION

The property comprises the first, second and third floors of 14 Broad Street and access is via a separate entrance at the side of the property with an internal staircase leading to all floors. The property provides four separate letting rooms as follows:-

- **First floor** - two study bedrooms
- **Second floor** - study bedroom, shared kitchen, shared shower room with separate WC
- **Third floor** - one study bedroom flat-let comprising study bedroom, kitchen, bathroom and WC
- There is a bin store and the ability to park a maximum of 6 bicycles in yard to the rear
- The property is a registered HMO.

ACCOMMODATION

Floor	Accommodation	Sq ft	Sq m
First	1 single bedsit	203	18.90
	1 double bedsit	123	11.41
Second	1 double bedsit	200	18.58
Third	Studio flat	200	18.58

LEASE TERMS

The property is currently let on the basis of a 25 year lease from 9th July 1999 to 8th July 2024. The passing rent is £24,000 per annum with one final review on 9th July 2019. The lease is available by means of an assignment with vacant possession or alternatively, by means of a new lease direct with the landlord, subject to the termination of the existing lease.

COUNCIL TAX

14A Broad Street - Ref No: 500106550010 - Band D
Third floor flat 14a Broad Street - Ref No: 500106550050 - Band A

HMO LICENCE

The property benefits from an HMO Licence for 7 people.

VAT

No VAT is payable in respect of the rent.

ENERGY PERFORMANCE CERTIFICATE

Rating - C(62)

LEGAL COSTS

The ingoing party will be responsible for their own legal costs in respect of this transaction.

VIEWINGS

Strictly by appointment with the sole letting agents:-

Richard Venables/Duncan May
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- 14 February 2019
SUBJECT TO CONTRACT