



FOR SALE

74 Botley Road

74 Botley Road, Oxford, Oxfordshire OX2 0BU

CLUTTONS

Retail for sale, 1,575 sq ft, £625,000

To request a viewing call us on 01865 728 000

For more information visit <https://realla.co/m/38757-74-botley-road-74-botley-road>

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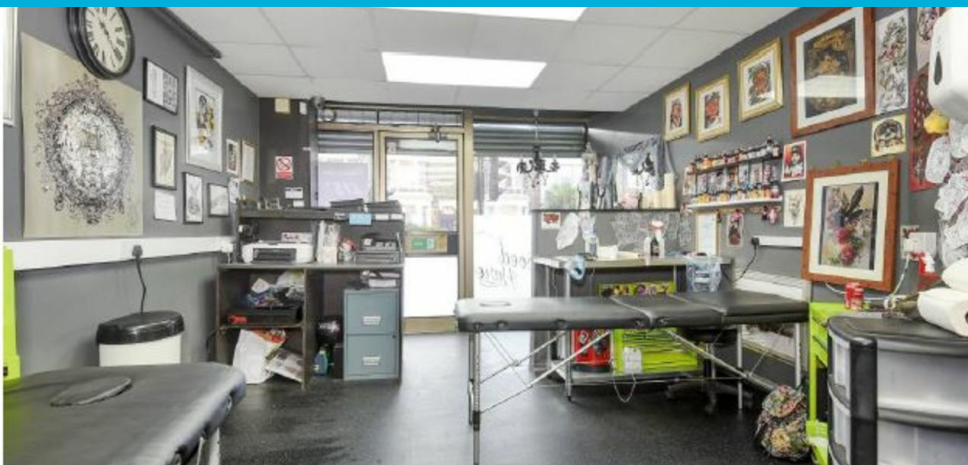
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A fantastic opportunity to acquire a mixed use investment premises, comprising an A1 retail premises at ground floor and a 3 bedroom self contained HMO above, fully let and income producing.

An attractive, fair faced brick built, Victorian premises under a slate roof. The property is arranged over 3 levels and has previously been extended to the rear. It is presented in good order throughout.

The ground floor comprises a self contained A1 retail unit, extending to approximately 665 sq ft NIA, trading as "The Tattooed Hare", a popular, established, tattoo parlour that have traded since 2013. The lease is held in the personal names of the tenants, on a term expiring 23/09/2020, at a rent of £15,000 per annum.

The upper floor residential premises is a licenced HMO and is accessed from the street by way of a door way to the left hand side of the frontage. The maisonette is arranged as a living / dining room, bedroom, kitchen and shower room at 1st floor, with a further 2 bedrooms on the 2nd floor. The uppers have been continuously let for a number of years and on the basis of an annual assured shorthold tenancy which is currently generating an annual rent of £20,760.

To the rear is a garden / yard area, the full width of the property, extending to approximately 40'.

Copies of the lease documents and a floor plan are available to view within the microsite data room.

Highlights

- Fully let A1 Retail/HMO investment
- Long standing retail tenant.
- Popular and prominent location.

Property details

Price	£625,000
Building type	Retail
Tenure	Freehold
Deal type	Investment
Size (GIA)	1,575 sq ft

* All sizes GIA

More information

Visit microsite

<https://realla.co/m/38757-74-botley-road-74-botley-road>

Contact us

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Quote reference: SALE-38757

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