



Aelfric Court, 2 Oxford Road, Eynsham, Oxfordshire

Aelfric Court, 2 Oxford Rd Eynsham, Oxon

GUIDE PRICE - £375,000

**FREEHOLD FOR SALE BY PRIVATE
TREATY
(BUSINESSES UNAFFECTED)**

LOCATION

Strategically located on the A40, approximately midway between Oxford and Witney the ancient market town of Eynsham is the fourth largest settlement in West Oxfordshire. An attractive market town retaining much of its medieval heritage, it offers good communications on both a local and national level and is a popular destination for tourists.

Travelling into the town from the A40 heading south on the B4449 carry on to the second roundabout, then take the 3rd exit signposted Eynsham. Proceed approximately 400m toward the town centre and the property will be found signposted on the left-hand side.



DESCRIPTION

The property comprises 3 individual commercial office buildings (2 of which are interconnected) situated around a private gravelled courtyard providing dedicated parking. The property is currently producing an annual rent of £19,800 per annum, with potential of £27,200 per annum when fully let.

**AELFRIC COURT
2 OXFORD ROAD
EYNSHAM
OXFORDSHIRE
OX29 4HG**

ACCOMODATION

Unit 1 (Ground Floor)

Office: 27'4" x 15'3"

Kitchen: 6'5" x 4'5"

WC

Unit 2 (Ground Floor)

Office: 23' x 14'2"

Unit 3.1 (Ground Floor)

Office: 15'11" x 12'4"

Unit 3.2 (Ground Floor)

Office: 15' x 12'4"

Unit 3.1 (First Floor)

Office: 23'4" x 11'3"

Plus Storage Areas 8' x 5' & 5' x 3'

Total N.I.F.A. approx. 1,622 sq.ft. (150.68 sq.m.)

EXISTING BUSINESS LEASE TERMS

Unit 1 (Ground Floor)

Term -5 years from 26.02.2025 outside LTA 1954.

Rent - £9,000 p.a.x. under internal repairing terms

Deposit - 3 months rent & guarantee.

Break Option - LL & T on 3rd anniversary.

Service Charge - £342.16 pcm.

Rent Review - On 3rd anniversary to Market Rent.

Utilities & Business Rates - recharged in S/C.

Unit 2

Term - 5 years from 26.07.2024 outside LTA 1954

Rent - £7,000 p.a.x. under internal repairing terms

Deposit - 3 months rent & guarantee.

Break Option - LL & T on each anniversary.

Service Charge - £471.36 pcm

Rent Review - None.

Utilities & Business Rates - recharged in S/C

Unit 3.1 (Ground Floor)

Term - 5 years from 06.12.2023 outside LTA 1954

Rent - £3,800 p.a.x. under internal repairing terms

Deposit - 3 months rent.

Break Option - LL & T on 05.12.2026.

Service Charge - £309.68 pcm

Rent Review - None.

Utilities & Business Rates - recharged in S/C

Note - The tenant has exercised the break option which takes effect on 5th December 2026.

Unit 3.2

Vacant - Previously let at £4,000 p.a.x.

Unit 3.1 (First Floor)

Vacant - Previously let at £3,400 p.a.x.

GUIDE PRICE

Guide Price - £375,000.



VAT

VAT is not payable .

BUSINESS RATES

Unit 1

Rateable Value - £6,500.00

Unit 2, Unit 3.1 Ground Floor, Unit 3.1 First Floor & Unit 3.2 currently rated as a whole.

Rateable Value - £14,750.00

(Recharged to the Tenants within the service charge)

LOCAL AUTHORITY

West Oxfordshire District Council, Council Offices, Witney,
OX28 1NB. Tel: 01993 861000.

ENERGY PERFORMANCE CERTIFICATES

The properties have the following EPC ratings:

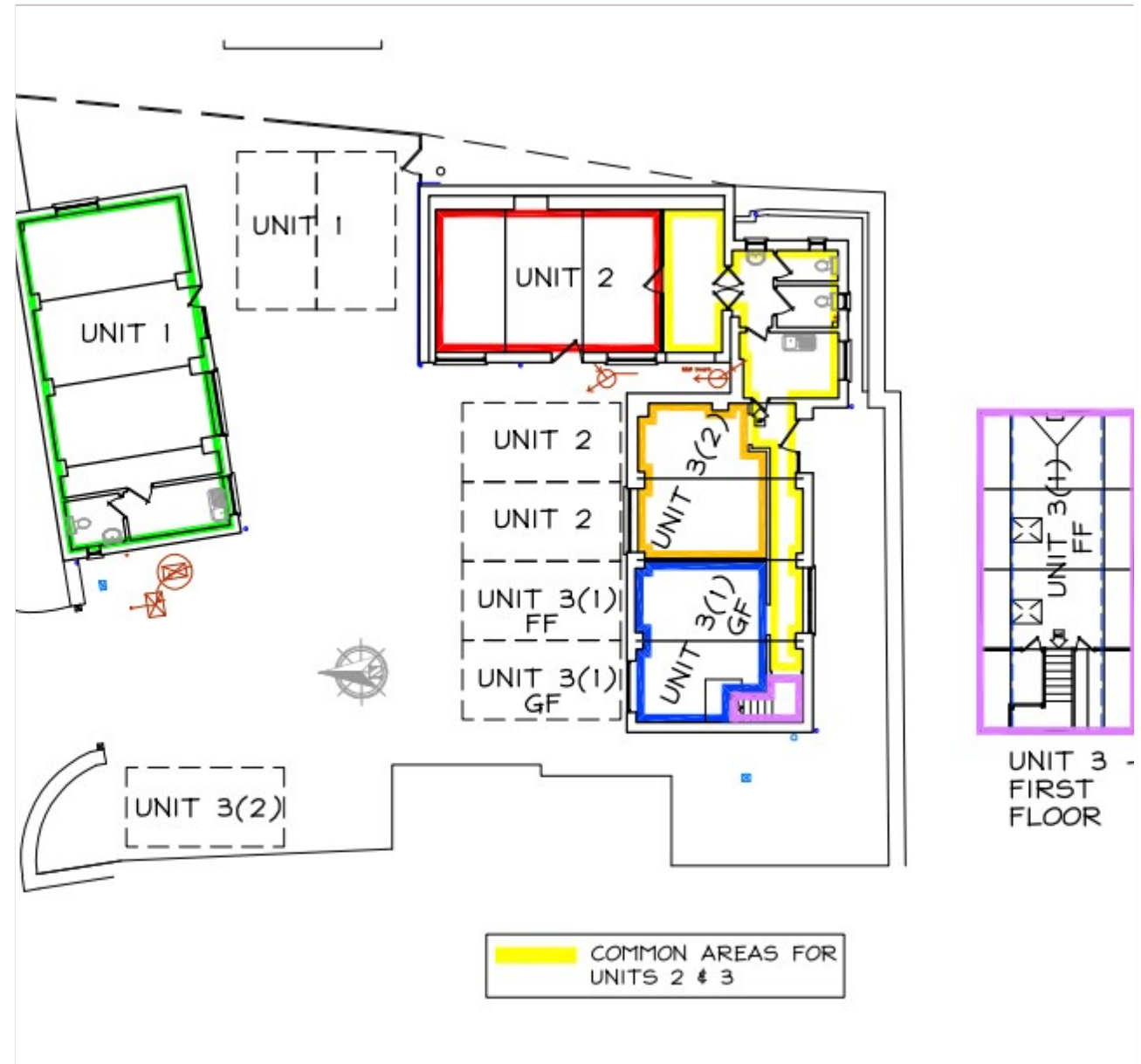
Unit 1 - D

Unit 2 - C

Unit 3.1 Ground Floor - C

Unit 3.1 First Floor - D

Unit 3.2 - C



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