

# Lot 18, 130 High Street, Oxford, Oxfordshire OX1 4DH

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Prime Coffee Shop, Dentist and Commercial Investment in Historic University City

[www.acutus.co.uk](http://www.acutus.co.uk)

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## Property Information

### Prime Coffee Shop, Dentist and Commercial Investment in Historic University City

- Fully-let Grade II listed commercial investment
- Tenants include a coffee shop, dentist, healthcare offices and a studio for antique musical instruments
- All leases either commenced or renewed between 2020 and 2023
- Coffee shop lease expires in 2042; Dentist lease expires in 2035 (subject to options)
- Excellent City Centre location, 100 metres from Carfax Tower, close to The Clarendon Centre and The Westgate Centre, and opposite the main entrance to Covered Market
- Nearby occupiers include John Lewis, Marks & Spencer, Sainsbury's, Caffè Nero, Costa, The Ivy Oxford Brasserie, Pizza Express, Wagamama, The Alchemist, All Bar One and Odeon Cinema
- Rare opportunity to purchase historic building in historic university City

<b>Lot</b> 18	<b>Auction</b> 25th September 2024
<b>Rent</b> £89,000 per Annum Exclusive	<b>Status</b> Available
<b>Sector</b> High Street Retail	<b>Auction Venue</b> Live Streamed Auction

### Location

<b>Miles</b>	26 miles north-west of Reading, 42 miles east of Cheltenham, 60 miles north-west of Central London
<b>Roads</b>	A34, A40, A420, M40 (Junction 8)
<b>Rail</b>	Oxford Railway Station
<b>Air</b>	London Heathrow Aiport

### Situation

The property is prominently situated in the heart of Oxford City Centre, on the south side of High Street (A420), 100 metres from Carfax Tower and opposite the main entrance to Covered Market. The property is located close to the City's two main shopping centres, The Clarendon Centre and The Westgate Centre. Nearby occupiers include John Lewis, Marks & Spencer, Sainsbury's, Caffè Nero, Costa, The Ivy Oxford Brasserie, Pizza Express, Wagamama, The Alchemist, All Bar One and Odeon Cinema.

### Tenure

Long Leasehold. Held for a term of 125 years from 25/03/2002 from Oxford City Council at a peppercorn rent.

### EPC

The EPC's will be available to view online in the solicitor's legal pack.

### Description

The property, a Grade II listed building, comprises a coffee shop arranged on ground floor and basement, a dentist arranged on the first floor, healthcare offices arranged on the second floor and a third floor studio for the sale and valuation of antique musical instruments.

### VAT

VAT is applicable to this lot.

### Note

Please note the buyer will pay 1% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Coffee Shop Ancillary	65.00 23.47	(699) (252)	LOVE COFFEE OXON LTD (2) (t/a Love Coffee)	20 years from 10/03/2022 (2)	£50,000	10/03/2027 and 5 yearly thereafter
First	Dentist	72.37	(779)	REVIVE MEDICAL LTD (t/a The Oxford Smile Clinics) (3)	15 years until 14/03/2020 (3)	£16,500	14/03/2025 and 5 yearly thereafter
Second	Medical	36.20	(390)	OXFORD MIND & BODY LIMITED (4) (t/a Oxford Mind and Body)	6 years from 25/12/2023 (4)	£12,000	-
Third	Studio/Office	31.40	(338)	B. HEBBERT (t/a Hebberts Violins) (5)	5 years from 15/01/2023	£10,500	-
<b>Total</b>		<b>228.44</b>	<b>(2,458)</b>			<b>£89,000</b>	

(1) Areas provided by VOA ([www.tax.service.gov.uk/business-rates](http://www.tax.service.gov.uk/business-rates))

(2) An organic coffee shop, who now trade from two sites in Oxford, the subject property and the other in Cowley Road ([www.lovecoffee.co.uk](http://www.lovecoffee.co.uk)). The lease is subject to a tenant option to determine on 10/03/2027.

(3) The Oxford Smile Clinics are general and cosmetic dentists who also offer face and body treatments, with branches in Oxford and Didcot Broadway ([www.theoxfordsmileclinics.co.uk](http://www.theoxfordsmileclinics.co.uk)). The lease is subject to a tenant option to determine on 14/03/2030.

(4) Oxford Mind and Body are independent qualified professionals offering CBT, Psychology and Psychotherapy with extensive experience working in NHS specialist services ([www.oxfordmindandbody.co.uk](http://www.oxfordmindandbody.co.uk)). The lease is subject to a tenant option to determine on 25/12/2026.

(5) Hebberts Violins offer Sale, valuation and restoration services to antique musical instruments. ([www.hebberts.com](http://www.hebberts.com)).



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## Contacts

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2024