



54 CATHERINE STREET,  
OXFORD, OX4 3AH

**FREEHOLD FOR SALE WITH DEVELOPMENT POTENTIAL  
(SUBJECT TO ANY NECESSARY CONSENTS)**

0.085 acres (0.035 hectares)

Commercial premises with residential redevelopment potential located off Iffley Road in East Oxford.

- Freehold with vacant possession upon completion.
- Prominent position on the corner of Catherine Street and Howard Street.
- Existing commercial building providing 1,636 sq ft (152 sq m) GIA.
- Total site area of approximately 0.085 acres (0.035 hectares) including a car park/yard.

## Location

The property is situated in a predominantly residential area characterised by Victorian terraced housing. The site is conveniently located approximately 1.5 miles from Oxford City Centre and a similar distance from the A4142 Ring Road. The property benefits from its proximity to Iffley Road, which provides excellent public transport links into the city centre.

## Description

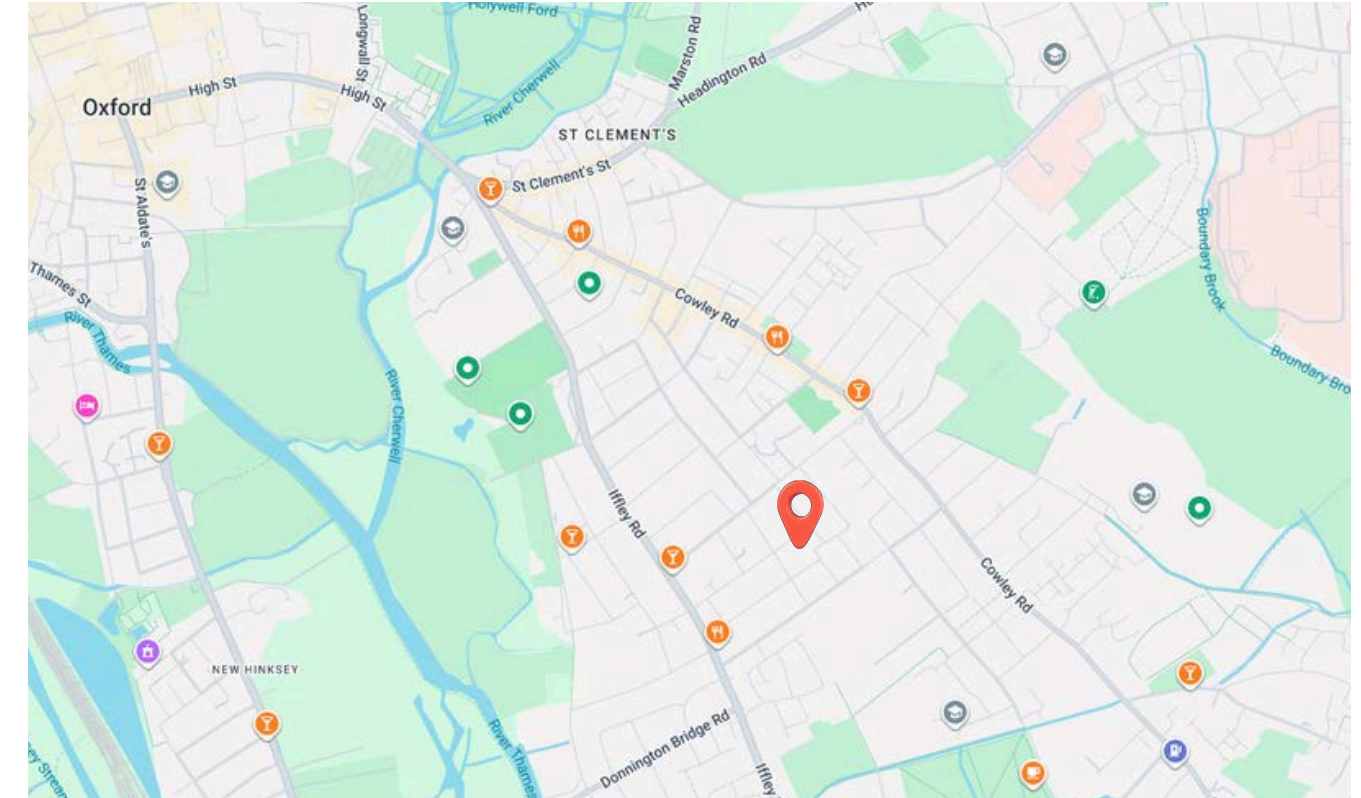
Situated off the Iffley Road in East Oxford, the property occupies a prominent position at the corner of Catherine Street and Howard Street.

The existing property comprises a single-storey commercial building. Originally constructed in 1959 as a municipal bathhouse, the premises have more recently been utilised as a boxing club and a film studio. Externally, the site extends to 0.085 acres (0.035 hectares) and includes a small car park and yard situated at the northern boundary.

The site offers potential for residential redevelopment, subject to any necessary consents.

## Accommodation

<b>Site Area</b>	0.085 acres	0.035 hectares	
<b>Existing building</b>	1,636 sq ft	152 sq m	GIA



## Planning

The most recent planning history indicates a change of use approval (June 2001) from a boxing club (Class D2) to a film and video training production workshop (Class D1).

- The site is not within a Conservation Area.
- The building is not Listed.

## EPC

54 Catherine Street	C rating	14th September 2028 expiry
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## Rateable Value as of 1<sup>st</sup> April 2026

54 Catherine Street	RV £10,000
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## Terms

The freehold interest is to be sold with vacant possession upon completion. We are instructed to quote a guide price of £750,000. Unconditional offers are preferred.

## VAT

The property is not elected for VAT.

## Legal costs

The purchaser is to bear their own costs, and pay the legal costs of the vendor.

## Viewings

Strictly by appointment with Chaston Conway.



## Contact



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