# BOTLEY

## 51-53 West Way, OX2 0JE



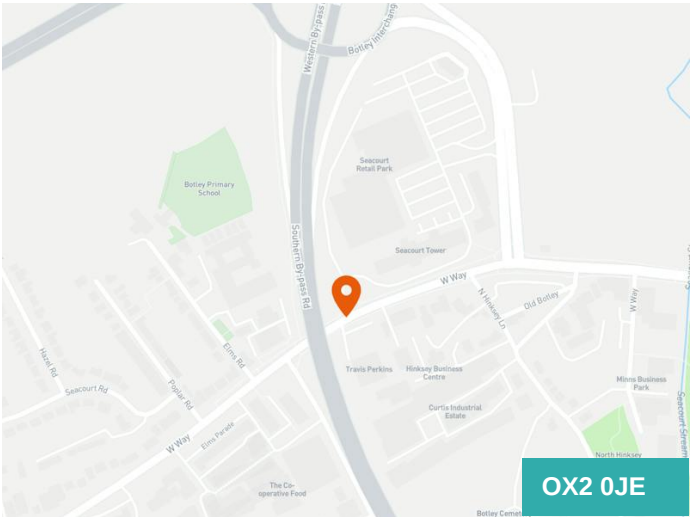

## OFFICE / RETAIL / WAREHOUSE FOR SALE

**11,649 SQ FT**

- Freehold
- Prime roadside location
- Close proximity to Botley Parade, Seacourt Tower and Seacourt Park and Ride
- Current rental income - £143,687 pa with scope for uplift.
- Easy access to both the A34, Oxford City Centre and Oxford Railway Station

**Freehold sale of Mixed-Use Investment including Office, Retail and Light Industrial space**




## Summary

| | |
|---|---|
| **Available Size** | 11,649 sq ft |
| **Business Rates** | Upon Enquiry |
| **Car Parking** | Total spaces available tbc |
| **VAT** | Applicable |
| **Legal Fees** | Each party to bear their own costs |
| **EPC Rating** | D (95) |

## Description

51-53 West Way comprises a 2-storey property of fair faced brick construction to the front of the site. The ground floor is used as an administrative office for Enterprise Rent-a-Car and the 1st floor, benefitting from separate access, is occupied as offices by Completely Care Recruitment. The rear section of the site is in the form of a concrete framed industrial unit with brick elevations and profiled cement sheet roof. The rear incorporates a full span mezzanine level. Enterprise Rent-a-Car occupy the ground floor space and the the uppers are arranges as 3 office suites, each with their own WC provisions.

To the rear, the title includes ownership of the access route through North Hinksey Business Centre together with a small area of yard currently utilised as allocated parking for 12 cars.

## Location

51-53 West Way occupies a prominent position, opposite Seacourt Tower, within the established Botley district of Oxford, approximately 1.5 miles west of Oxford city centre. The area is a well-known mixed commercial and industrial location, benefitting from excellent connectivity to the A34 trunk road, which provides direct access to the M40 (J9) to the north and the M4 (J13) to the south. Oxford Railway Station is located within approximately 1.5 miles to the east, offering regular services to London Paddington, Birmingham and the wider national rail network. Botley benefits from a strong local workforce and a wide range of amenities, including retail, leisure and F&B operators centred around West Way Shopping Centre. The surrounding area comprises a mix of office, industrial, trade counter, warehouse and business occupiers, making it a well-established commercial destination within Oxford popular with professional firms.

## Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|---|---|---|
| Ground - 51 West Way, Botley | 2,179 | 202.44 |
| Ground - 53 West Way, Botley | 775 | 72 |
| Ground - 53 West Way | 4,056 | 376.81 |
| 1st - 53A West Way, Botley | 2,353 | 218.60 |
| 1st - Suite 1, 53 West Way, Botley | 635 | 58.99 |
| 1st - Suite 2, 53 West Way, Botley | 1,078 | 100.15 |
| **Total** | **11,076** | **1,028.99** |

## Rental Income

The property currently benefits from a rental income of £143,687 pa which we consider to be highly reversionary. A full tenancy schedule is provided.

## VAT

Property is elected for VAT and as such it will be applicable to the sale price.

## AML

Purchasers, as well as any beneficial owners will be required to provide two forms of identification, along with supporting evidence verifying the source of funds being used to complete the transaction, In line with Anti-Money Laundering (AML) regulations.

## Guide Price / Terms

We are seeking unconditional offers in the region of £1.89M + VAT. A purchase at this level, after usual buyers costs, reflects a net initial yield of 7.32%.

## Development Potential

Whilst no formal approach has been made to Vale of White Horse's Planning team, we consider the site to have significant development potential with significant investment in the surrounding area in recent years. Prospective purchasers should however satisfy themselves in this regard.

## Right of Access

Prospective purchasers should note that the subject property's title does not include the land immediately fronting West Way. The full extent of the site is detailed on the supplied title plan. Our client's legal team assures us that an irrevocable right of access over the land fronting West Way exists, however interested parties should satisfy themselves in this regard.

## Viewings

Strictly by appointment through the sole agent.




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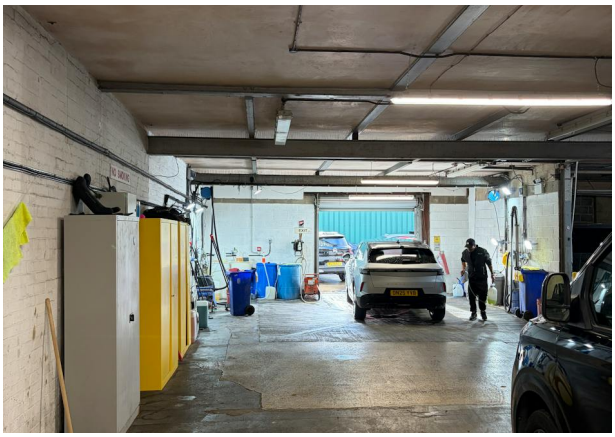

enterprise
Car Return

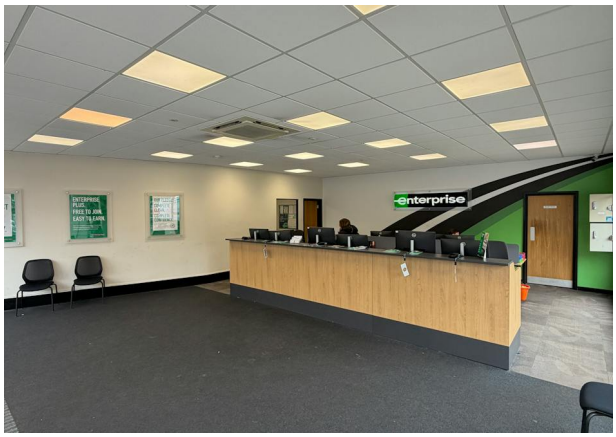

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Office Chair