

Heritage Properties (Oxford) Limited Portfolio



A Limited Company for sale comprising a mixed-use portfolio of eight commercial, residential and mixed-use properties in central Oxfordshire with a total rental income of £223,740 per annum.

Offers in Excess of £3 million

103 Cowley Road | Oxford | OX4 1HU



Description

A mid terrace three storey building of brick construction under a pitched tiled roof providing restaurant accommodation at the ground floor level with residential apartments on the upper floors.

The ground floor commercial premises is arranged to provide an exposed kitchen / bar area to the front, with restaurant seating to the rear of the ground floor. There is further seating to the lower ground floor and mezzanine areas. An additional kitchen is located at lower ground floor level and storage to the rear of the unit. Externally, the property benefits from a concrete yard area to the rear within a shared courtyard.

The upper floors comprise three self-contained studio and one-bedroom apartments described in the residential section of these particulars.

Location

The subject premises occupy a prominent position on Cowley Road, a thriving retail location serving a densely populated area popular with local residents and students alike and the one of the principal arterial routes into the city centre. There are good public transport links with bus stops directly outside the property providing direct access to Oxford City Centre and Blackbird Leys / Cowley and Headington. In addition, the Oxford Train Station is situated circa 2.22km to the north east.

Key Points

- Rateable Value: £24,500
- EPC Rating: Pending
- Freehold

Tenancy

The commercial element of the property is let on internal repairing and insuring terms to three private individuals on a 15-year lease w.e.f 29th September 2013. The current rent equates to £23,000 pa. Full tenancy details can be provided on request.

Floor Areas	M ²	F ²
Ground floor	26.64	287
Lower ground floor	23.57	254
Mezzanine	33.27	358
Stores	14.45	155
Total	97.93	1,054



6 Oxford Road | Kidlington | OX5 1AA



Description

The Property comprises a detached two storey building of masonry construction with rendered elevations under a part pitched tiled, part flat roof. To the rear of the property is a mono-pitched felt roof extension that has been erected to link a single storey store of rendered masonry construction under a pitched sheet roof.

The upper floor is arranged to provide a three-bedroom residential apartment accessed from an internal door within the customer area. The apartment also has a separate access via the side elevation.

Externally, the property benefits from a large drive way and garden providing parking to the front and rear. There is a further brick built former garage being used as an additional store.

Location

Strategically situated on the A4260, approximately 3 miles north of Oxford and now served by Oxford Parkway Mainline Station, Kidlington has become one of the principal residential areas serving Oxford and an established commercial location in its own right. The town offers excellent communications, on a local level to Oxford, Banbury, Bicester and the surrounding market towns. Kidlington has undergone a substantial expansion in its commercial sector in particular over the past decade. Within Kidlington itself, the subject premises is situated on Oxford Road, occupying a central location on at the heart of town.

Key Points

- Rateable Value: £17,250
- EPC Rating: Pending
- Freehold

Tenancy

The property is let on a fully repairing and insuring lease to two private individuals on a 6-year lease w.e.f 9th May 2022. The current rent equates to £24,000 pa. Full tenancy details can be provided on request.

Floor Areas	M ²	F ²
Ground floor	114.69	1,234
First Floor (residential)	69.78	751
Total	184.47	1,985



84 Walton Street | Jericho | Oxford | OX2 6EA



Description

A three-storey brick-built property with basement of masonry construction under a pitched tile roof. Internally, the property comprises a ground floor commercial premises arranged as a takeaway. The ground floor is arranged to provide a front of house customer serving / waiting area, rear kitchen, and storage.

The upper floors are arranged to provide a two-bedroom residential apartment accessed from an internal door within the lobby between the kitchen and customer area. There is also a basement area accessed from the lobby. Externally, there is a rear garden and single off street parking space.

Location

Renowned for its university connections, the historic city of Oxford has become a major regional centre and is home to both an affluent population and an expanding commercial sector. Jericho represents the city's most prosperous suburb and is home to a thriving retail centre. The subject property is situated on Walton Street, Jericho's primary retail destination. There are good public transport links with bus stops in close proximity on Woodstock Road providing direct access to Oxford City Centre and Burford / Carterton / Chipping Norton. In addition, the Oxford Train Station is a situated circa 1km to the south east.

Key Points

- Rateable Value: £12,500
- EPC Rating: Pending
- Freehold

Tenancy

The property is let on a fully repairing and insuring lease to a private individual on a 10-year lease w.e.f 4th January 2018. The current rent equates to £22,500 pa. Full tenancy details can be provided on request.

Floor Areas	M ²	F ²
Ground floor	57.58	620
First floor	46.35	499
Second floor	38.45	414
Basement	18.76	202
Total	161.14	1,735



150 Oxford Road | Headington | Oxford | OX3 9ED



Description

The Property comprises a mid-terrace two storey building of masonry construction with rendered elevations under a part pitched tiled, part flat roof. To the rear of the property is single storey extension with a flat roof and feature atrium style skylight. There are further single storey extensions providing storage accommodation and access to Stile Road.

Internally, the property comprises a ground floor commercial premises. The ground floor is arranged to provide a front of house customer serving / waiting area, open kitchen and seating to the back. There are customer WCs and a further kitchen to the rear with additional stores.

The upper floor is arranged to provide a two-bedroom residential apartment accessed from an external accessway. The apartment is currently used for storage purposes.

Location

Situated approximately 2 miles from Oxford City Centre, Headington represents the principal eastern suburb of Oxford and is home a substantial residential population, a large student community, Oxford Brookes University itself and the majority of the city's hospitals. The subject premises occupy a prominent position on the busy London Road, close to its junction with Windmill Road. There are good public transport links with bus stops directly outside the property providing direct access to Oxford City Centre and Cowley. In addition, the Oxford Tube and Airline services stop on London Road and provide direct access into London, Heathrow and Gatwick Airports.

Key Points

- Rateable Value: £24,000
- EPC Rating: E
- Freehold

Tenancy

The property is let on full repairing and insuring terms to an individual on a 25-year lease w.e.f 10th September 2015. The current rent equates to £29,500 pa. Full tenancy details can be provided on request.

Floor Areas	M ²	F ²
Ground floor	101.36	1,091
First floor	75.23	810
Total	176.59	1,901



7 St Helen's Mill | Abingdon | OX14 5EN



Description

St Helen's Mill is a distinctive Heritage building, converted to incorporate a range of individually styled apartments, each with the benefit of well-maintained residents' gardens, communal drying area, concealed bin store and allocated parking.

Number 7 St Helen's Mill is a second and third floor two-bedroom duplex apartment featuring; communal entrance, entrance hall, kitchen/dining room with views over the River Ock, double bedroom, single bedroom, bathroom, large vaulted second floor sitting room with double doors facing the River Ock.

Entry-phone system, single glazed windows, gas-fired central heating, two allocated parking spaces.

Location

Pleasantly and conveniently situated, within just a few minutes level walk to the heart of Abingdon's Medieval town centre, and its comprehensive range of shopping, schooling and recreational amenities. Positioned in the shadow of St. Helen's church spire adjacent to the picturesque Alms Houses, and bordered by the River Ock, close to the River Thames.

Key Points

- **Tenure.** Leasehold for a term of 125 years from 16 September 2020 at a peppercorn ground rent. The property owns a share of the Freehold owned by St Helen's Mill Residents Company Ltd.
- **Service charge.** £1,247 plus insurance of £723.92 for 2025.

- **Mains services.** The property is connected to mains, gas electricity, water and drainage.
- **Flood Risk.** St Helen's Mill is located adjacent to the River Ock and according to Gov.uk the risk of flooding from Rivers and Seas is "Medium" until 2035 and "High" between 2036 to 2069. We understand that the site last flooded in 2015 but that flood prevention measures have been put in place. Flat 7 is on the second and third floors.

- **EPC Rating:** D
- **Council Tax Band:** E

Assured Shorthold Tenancy

Let until December 2025 at a rent of £1,375 per calendar month/£16,500 per annum.



12 St Helen's Mill | Abingdon | OX14 5EN



Description

Number 12 St Helen's Mill is a one bedroom first-floor apartment with pleasant elevated outlook to the River Ock with accommodation comprising; communal entrance, entrance lobby with range of built-in cupboards, large living/dining room, small fitted kitchen, double bedroom with en-suite bathroom.

Entry-phone system, single glazed windows, gas-fired central heating, allocated parking space.

Location

Pleasantly and conveniently situated, within just a few minutes level walk to the heart of Abingdon's Medieval town centre, and its comprehensive range of shopping, schooling and recreational amenities. Positioned in the shadow of St. Helen's church spire adjacent to the picturesque Alms Houses, and bordered by the River Ock, close to the River Thames.

Key Points

- **Tenure.** Leasehold for a term of 125 years from 16 September 2020 at a peppercorn ground rent. The property owns a share of the Freehold owned by St Helen's Mill Residents Company Ltd.
- **Service charge.** £1,247 plus insurance of £490 for 2025.
- **Mains services.** The property is connected to mains, gas electricity, water and drainage.

- **Flood Risk.** St Helen's Mill is located adjacent to the River Ock and according to Gov.uk the risk of flooding from Rivers and Seas is "Medium" until 2035 and "High" between 2036 to 2069. We understand that the site last flooded in 2015 but that flood prevention measures have been put in place. Flat 12 is on the first floor.

- **EPC Rating:** C

- **Council Tax Band:** B

Assured Shorthold Tenancy

12 months from 13/9/25 at a rent: £1,150 per calendar month/£13,800 per annum.



1 Salegate Lane | Temple Cowley | Oxford | OX4 2HQ



Description

An extended two-storey end-terraced Victorian house which we understand was converted into two self-contained one-bedroom flats some years ago but without planning or building regulations consent. Each flat has separate connections to mains services and its own front door but with shared front and rear gardens.

The original building appears to be of solid brick construction and has been rendered and the original window openings altered to accept casement windows, now uPVC double glazed units. There is a full-width two storey rear extension with a flat mineral felt roof, the pitched main roof is covered in natural slate and rainwater goods are plastic. Each flat has gas-fired central heating via a combination boiler. There is no allocated parking and limited on-street resident permit parking in the street.

Location

The property is located in a residential area at the north end of Salegate Lane close to the junction with Temple Road in Temple Cowley approximately 5 miles south-east of central Oxford, half a mile from Templars Square/central Cowley and half a mile from Oxford Ring Road/the Eastern By-pass. The north end of the street is blocked to vehicular traffic by a large Oxford City Council planter as part of the Low Traffic Neighbourhood (LTN) scheme.

Ground Floor Flat. A one-bedroom flat accessed via the side pathway to the garden with accommodation comprising; kitchen/dining room with modern fitted kitchen, bathroom with bath over shower, sitting room with side window, double bedroom. There is gas-fired central heating with a Vaillant wall-mounted boiler located in the kitchen.

First Floor Flat. A one-bedroom flat accessed via the original

front door with accommodation comprising; sitting room, kitchen/dining room, double bedroom and bathroom. There is gas-fired central heating with a Vaillant wall-mounted boiler located in the kitchen.

Key Points

- **Tenure.** Freehold
- **Services.** Both flats are connected to mains, gas electricity, water and drainage.
- **Service charge.** None. All building costs are paid for by the freeholder.
- **EPC Ratings.** Ground floor flat: C. First floor flat: D
- **Council Tax Bands.** Ground floor flat: B. First floor flat: B

Assured Shorthold Tenancies

Ground floor: 12 months from 2/10/25 at a rent of £1,050 pcm / £12,600 per annum.

First floor: 12 months from 15/5/20 at a rent of £1,025 pcm / £12,300 per annum.



The Cottage | 84a Walton Street | Jericho | Oxford | OX2 6EA



Description

This is a small two storey 2-3 bedroom detached Victorian cottage standing in a reasonably good-sized plot and with unusual access passing the parking space and residential side entrance to No.84 and via a pedestrian pathway along the north boundary of the open garden of No.84.

The property is of traditional solid brick construction beneath a pitched natural slate roof. Windows are replacement uPVC double-glazed units and rainwater good are uPVC. We understand that the property has been recently refurbished with works including damp-proofing, new wiring, heating, plastering, new fitted kitchen, shower room and cloakroom, decorations and flooring.

Accommodation is reasonable spacious and comprises; entrance hall, shower room, small fitted kitchen, sitting room with open plan staircase to first floor, dining room (used as a third bedroom), double bedroom, walk-through study area with cloakroom off, further double bedroom, enclosed gardens. Please note that there is no private parking.

Location

Number 84a Walton Street is located on the west side of Walton Street, behind number 84 at the northern end of the street in the popular district of Jericho approximately one mile north of central Oxford. Jericho has small Sainsbury's and Co-op food stores and a range of independent shops, cafes, restaurants and pubs as well as an independent cinema, St Barnabus Primary School and St Barnabus Church.

Key Points

- **Tenure.** Freehold
- **Mains services.** The property is connected to mains, gas electricity, water and drainage.
- **HMO Licence.** The property has a House in Multiple Occupation Licence for 3 people until 21/09/26.
- **EPC Rating:** C
- **Council Tax Band:** C

Assured Shorthold Tenancy

Let until 1/6/26 at a rent of £3,000 per calendar month / £36,000 per annum.



103a, 102b and 103c Cowley Road | Oxford | OX4 1HU



Description

The residential upper parts of the building comprise three self-contained flats on the first and second floors of a three-storey mixed use commercial and residential building. The ground floor is occupied by "Marios" Italian restaurant and the upper parts are accessed via a separate door from Cowley Road which serves the three residential units and number 105A Cowley Road.

The original building dates from the late nineteenth century of brick and slate construction with uPVC double-glazed windows. We understand that the entrance way and staircase is owned with 105 Cowley Road and that the occupiers of 103 Cowley Road have a right of access over the stairs and a shared repairing responsibility. There is no allocated parking or outside space for the use of the units.

Location

The property is located on the north side of Cowley Road just east of the junction with Rectory Road and approximately one mile south-east of Oxford City centre. Cowley Road offers an eclectic mix of shopping, café, restaurant and entertainment options including a Tesco supermarket and O2 venue. There is access to the ring road/Eastern By-pass via Oxford Road and Oxford Railway Station offers a fast 50-minute service to London Paddington.

103a Cowley Road. A one-bedroom flat to the second floor of the building with accommodation comprising; communal entrance and staircase to first floor lobby, entrance hall with private stairs to second floor, large sitting/dining room, bathroom with electric shower over bath, galley kitchen, small double bedroom.

103b Cowley Road. A studio flat to the rear of the building on the first floor with accommodation comprising; communal entrance and staircase to first floor lobby, studio room with fitted wardrobes and open plan micro-kitchen to one wall, fully tiled shower room with corner shower and window

103c Cowley Road. A smaller studio flat to the front of the building on the first floor with accommodation comprising; communal entrance and staircase to first floor lobby, studio room with fitted wardrobes and open plan micro-kitchen to one corner, fully tiled shower room with corner shower and window.

Key Points

- **Tenure.** Freehold. The residential and commercial units are held on one Freehold title and whilst the flats are self-contained units, they do not have separate leasehold Titles.
- **Planning.** We do not believe that the upper parts have formal planning consent for use as self-contained residential units but have been used as such for many years.
- **Services.** All flats are connected to mains, electricity, water and drainage. Flat 103a also has mains gas connected.
- **Service charge.** None. All building costs are paid by the freeholder.
- **EPC Ratings:** 103a: C. 103b: D. 103c: D.
- **Council Tax Bands:** Tbc.

Assured Shorthold Tenancies

103a: 12 months from 5/8/25 at a rent of £1,200 pcm / £14,400 per annum.

103b: 12 months from 27/9/25 at a rent of £825 pcm / £9,900 per annum.

103c: 12 months from 19/7/25 at a rent of £895 pcm / £10,740 per annum.

Further Information

Schedule of rental income

Property	Description	Rent per annum
Commercial		
6 Oxford Road, Kidlington	Commercial	£24,000
84 Walton Street, Jericho	Takeaway & upper parts	£22,500
103 Cowley Road, Oxford	Mario's restaurant	£23,000
150 London Road	Commercial	£29,500
Residential		
7 St Helen's Mill, Abingdon	1 bed flat	£16,500
12 St Helens Mill, Abingdon	2 bed flat	£12,300
1 Salegate Lane, Cowley	House arranged as 2 flats	£24,900
84a Walton Street, Jericho	2-3 bed house	£36,000
103a, 103b and 103c Cowley Road	1 x 1 bed and 2 x studio flats	£35,040
Total Income		£223,740

Data Pack

A data pack is available on request including copies of tenancy agreements, EPCs, leases and additional photographs.

Sale of Heritage Properties (Oxford) Limited

- The purchaser will be required to buy the shares of the company.
- Please note that most of the properties were acquired by the company in the mid-1990s and if the properties are sold individually by the company in the future there is likely to be a tax liability.
- We understand that the Stamp Duty payable on shares is currently 0.5%
- Purchasers must take their own accountants/tax advice in respect of the above.

Viewings

Strictly by prior appointment with the joint agents.

Please note:

- The sale of Heritage Properties (Oxford) Limited is subject to the existing tenancies.
- Properties have not been surveyed and prospective buyers must rely on their own surveys, investigations and enquiries.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

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