



90 Banbury Road

Oxford, OX2 6JT

Prominent Banbury Road Property - with F1 Educational Planning Use Class

5,025 sq ft
(466.84 sq m)

- Prominent detached property in heart of Banbury Road
- Benefiting from F1 planning use class
- Available furnished
- Close to amenities and public transport
- Large private garden to the rear
- Ample on site parking

90 Banbury Road, Oxford, OX2 6JT

Summary

Available Size	5,025 sq ft
Rent	£215,000 per annum
Rates Payable	£10.27 per sq ft Interested parties are recommended to contact the local authority
Rateable Value	£93,000
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

90 Banbury Road is a detached period property with traditional features finished to a high quality modern standard. The building benefits from a large open plan entrance hall with period staircase leading to the first floor. Classrooms located throughout with the ground floor also benefitting from a kitchen, large student lounge and stunning conservatory space leading out to a balcony area which overlooks the large private garden.

Both the first and second floor comprise of further classrooms and w/c facilities. The rooms are spacious with great natural light and traditional period features whilst also benefiting from modern LED lighting throughout and monitor screens for teaching.

Location

90 Banbury Road offers a prestigious Oxford address in the heart of leafy North Oxford, just a short walk from the city centre, the University colleges, and the vibrant amenities of Summertown.

Set along one of Oxford's most desirable thoroughfares, the building benefits from excellent transport links, with Oxford Parkway and the city's main rail station providing easy connections to London and beyond. The nearby Banbury Road and Woodstock Road corridors are well served by regular bus routes, cafés, shops, and restaurants.

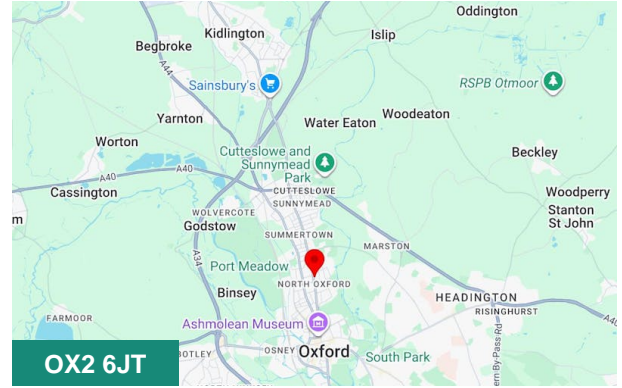
Accommodation

The accommodation comprises the following approximate NIA areas:

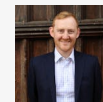
Name	sq ft	sq m	Availability
Lower Ground - Classrooms	392	36.42	Available
1st - Classrooms	1,336	124.12	Available
2nd - Classrooms	998	92.72	Available
Ground - Classrooms	2,300	213.68	Available
Total	5,026	466.94	

Terms

Occupation will be granted on the basis of a new full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.



Viewing & Further Information



Edward Lifely

01865 883364 | 07464492953
edward@benedicts.co.uk



Tom Vecchione

01865 883364 | 07807 791328
tom@benedicts.co.uk

Mr Stephen Weitzmann (Stephen Warren Associates)

07880740815

stephen@stephenwarrenassociates.co.uk