


16-20
OXFORD STREET
WOODSTOCK





16-20 OXFORD STREET, WOODSTOCK

EXECUTIVE SUMMARY

- Large self-contained block located at the heart of historic Oxfordshire market town
- Terrace of three very well-maintained Grade II Listed Buildings with off street parking
- Four commercial tenants occupying prime retail pitch along Oxford Street
- Six highly specified residential units let on AST's
- Planning permission granted for two further residential units
- Immediate opportunity to add value through development
- Asset management opportunities with upcoming lease events
- Low capital value of **£292.42 per sq ft GIA**
- Passing rent of **£207,540 pa**

PROPOSAL

Offers are invited in excess of **£3,150,000**, giving a day one **NIY of 6.17%** after purchaser's costs.

Immediate opportunity to increase capital value and running yield via the additional residential development or commercial letting of vacant building.

THE PROPERTY



**ACCESS TO
CAR PARK VIA
UNION STREET**





LOCATION

Woodstock is an affluent town situated off the A44, approximately 6 miles north of Oxford and renowned as the setting for Blenheim Palace, a UNESCO World Heritage Site.

Woodstock is a historic town, offering a vibrant retail and residential environment serving both the local population and the tourist trade.



ROAD

The A34 provides access north to J9 of the M40 motorway and South to Junction 13 on the M4.

There are regular buses to Oxford, Oxford Parkway and Oxford Station.

RAIL

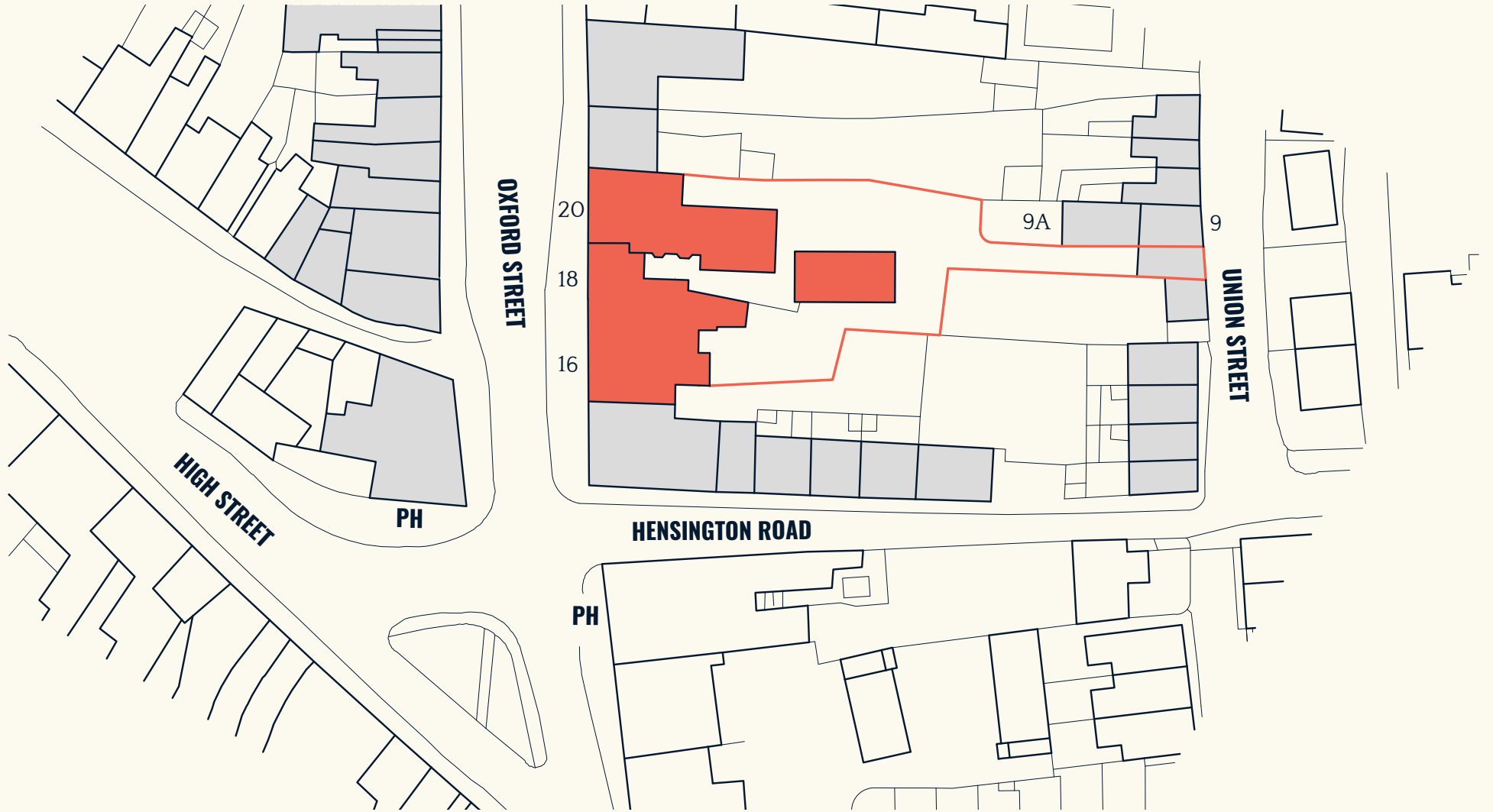
Oxford Parkway offers direct services to London Marylebone.

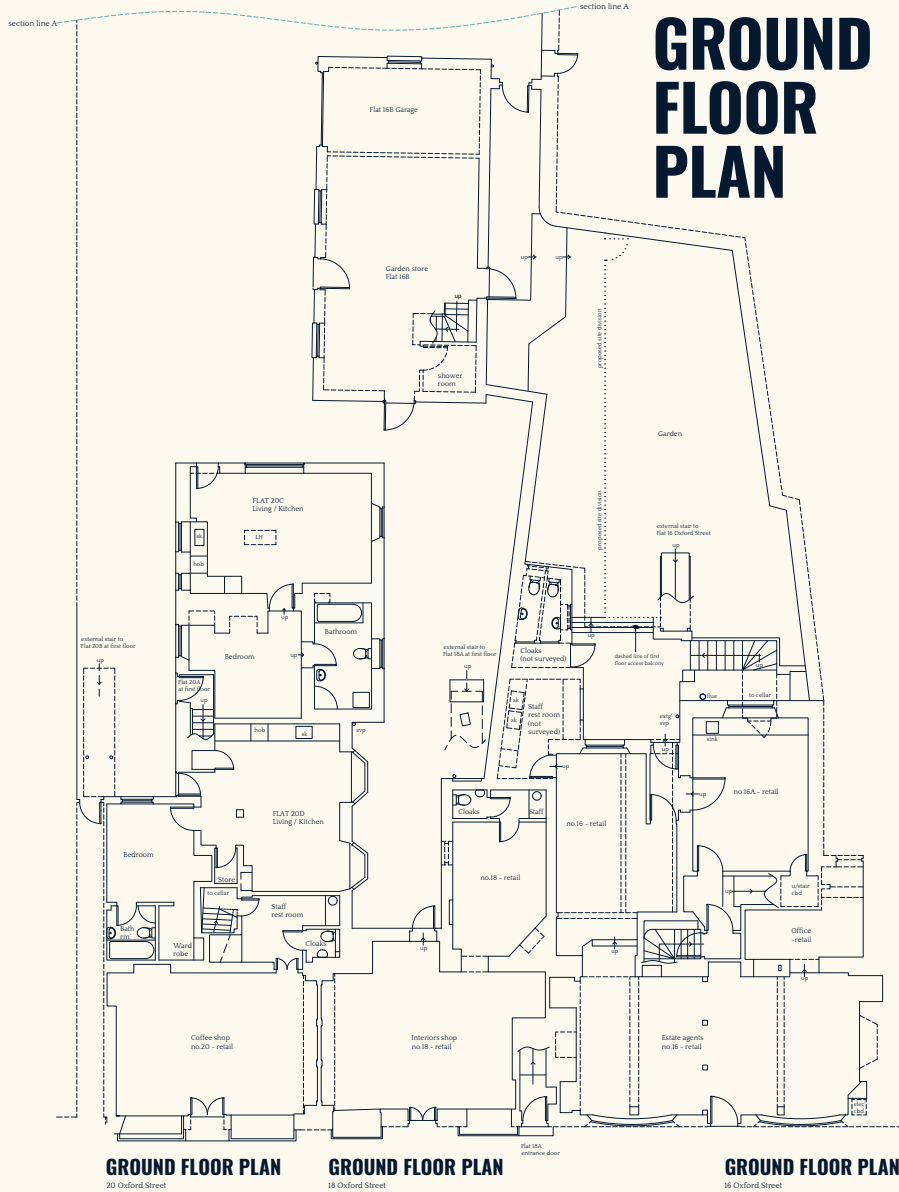
Oxford Station offers direct services to London Paddington, Birmingham, Bristol and all other major surrounding hubs.

AIR

Woodstock has easy access to Heathrow, Gatwick, Luton and Birmingham airports.

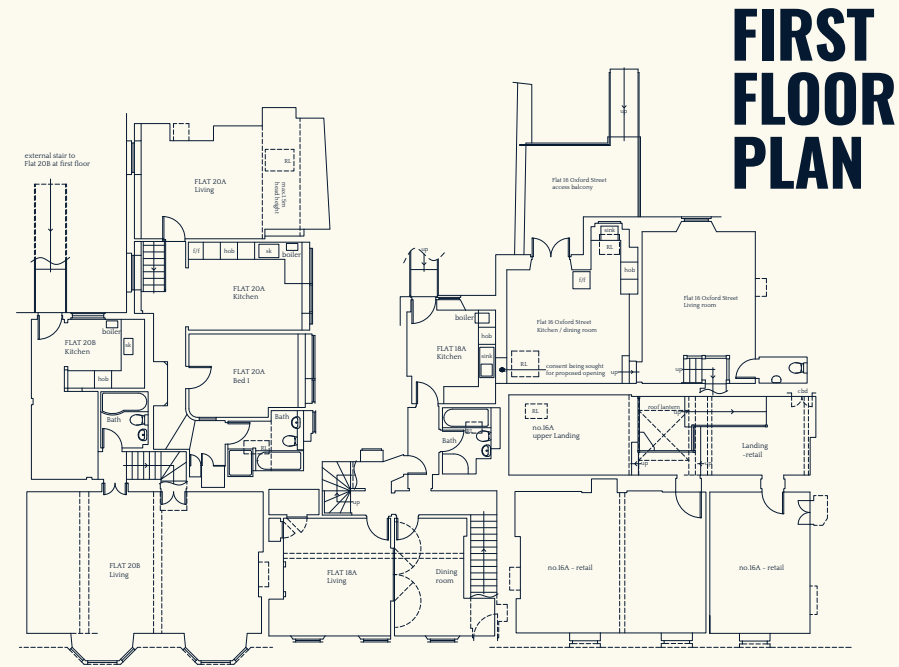
LOCATION PLAN





GROUND FLOOR PLAN

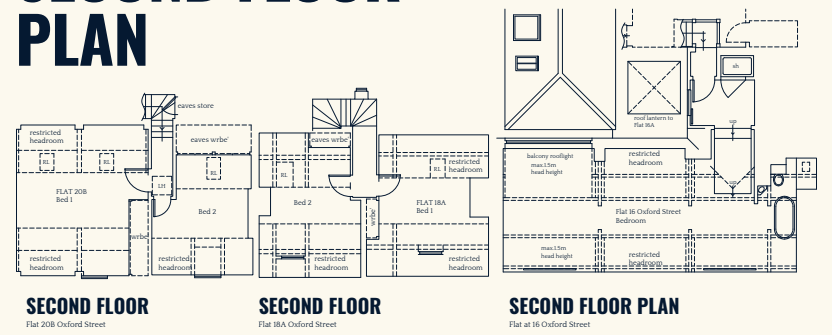
GROUND FLOOR PLAN 20 Oxford Street
GROUND FLOOR PLAN 18 Oxford Street
GROUND FLOOR PLAN 16 Oxford Street



FIRST FLOOR PLAN

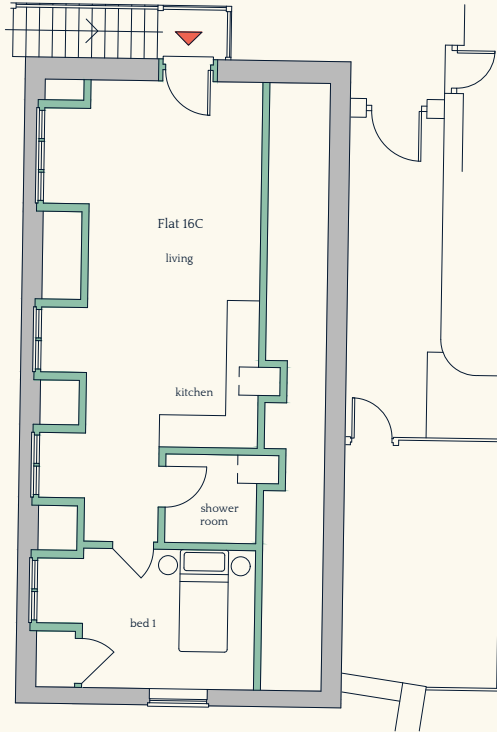
FIRST FLOOR PLAN Flat 20A - 20B Oxford Street
FIRST FLOOR PLAN Flat 18A Oxford Street
FIRST FLOOR PLAN Retail 16A and Flat at 16 Oxford Street

SECOND FLOOR PLAN



SECOND FLOOR Flat 20B Oxford Street
SECOND FLOOR Flat 18A Oxford Street
SECOND FLOOR PLAN Flat at 16 Oxford Street

PROPOSED FOR DEVELOPMENT

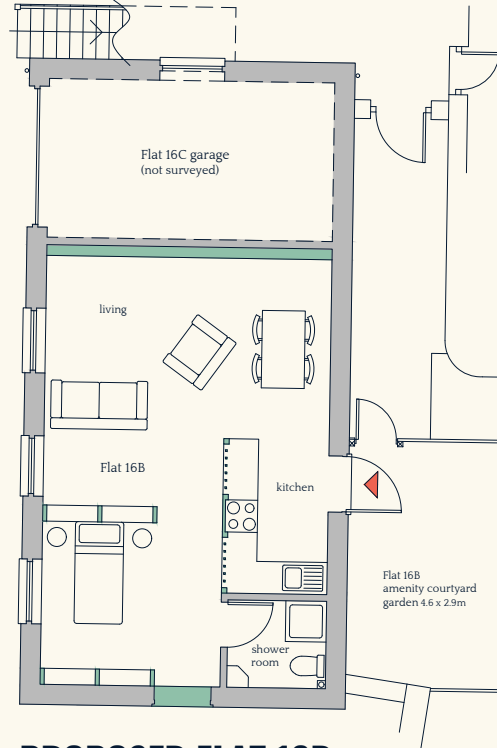


PROPOSED FLAT 16C FIRST FLOOR PLAN

SCHEDULE OF ACCOMMODATION 1 bed 1 person

Gross Internal Floor Area: 41sq.m / 100%

2.3m headroom area: 32sq.m / 78%



PROPOSED FLAT 16B GROUND FLOOR PLAN

SCHEDULE OF ACCOMMODATION 1 bed 1 person

Gross Internal Floor Area: 43sq.m





SITUATION

The subject property is located on Oxford Street, the main road running through Woodstock connecting Oxford and the Cotswold's. The properties occupy a prominent retail position with good frontage whilst also benefiting from being located close to the High Street and Market Street.

The Union Street Public Car Park situated off Hensington Road, is located directly behind the subject property. Union Street also provides access to the rear of the subject property which forms a self-contained private courtyard used for parking.

The residential units enjoy the rare balance of being centrally located to all of the amenities Woodstock has to offer, whilst also being very private and quite with the rare benefit of allocated off street parking.





DESCRIPTION

The property comprises a Grade II listed terrace block of three buildings with further buildings to the rear. The properties are constructed from Cotswold stone under pitched stone and slate tiled roofs, two of which benefit from dormer windows.

The ground floors fronting Oxford Street all benefit from glazed retail frontage typical of the surrounding buildings.

Access to the rear of the buildings is via Union Street and a passageway benefiting from an electric gate. The rear courtyard is a mix of gravel and stone providing areas for parking for the residential accommodation. The Residential accommodation is finished to a very high standard throughout. All units benefit from their own dedicated access via the rear.



ACCOMMODATION / TENANCY

Title: Freehold – The property is held Freehold under the title numbers ON105021, ON229673, ON230835

PLANNING / FUTURE DEVELOPMENT

The subject property falls under the West Oxford District Council for planning and further information on the history site can be found at: Home - West Oxfordshire District Council

Of particular interest to purchasers are the following planning permissions.

PLANNING REFERENCE & LINK: 24/00331/LBC

Planning permission for an internal alteration to form an opening at first floor level between Flat 16 and Flat 18A. The opportunity to develop a magnificent 3 bedroom, 2 bathroom apartment, with large reception rooms, totaling 2,066 sqft, with direct access on to Oxford St, private courtyard garden and off street parking.

PLANNING REFERENCE & LINK: 24/02238/FUL

16B, Oxford Street. Planning permission for the change of use and conversion of retail building to 2 flats with residential use (class C3) with associated works including erection of external staircase, insertion of rooflights and two dormer windows.

PLANNING REFERENCE & LINK: 16/02208/LBC

External and internal alterations to create three separate ground floor retail units. Conversion of part of ground floor and first floor of showroom 16, and existing rear retail store building with garage to create two flats (16B and 16C).| 16 - 18 Oxford Street Woodstock Oxfordshire OX20 1TS

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COMMERCIAL

Unit	Tenant Name	Floor Area (sq ft)	Floor Area (ITZA)	Lease Start	Lease Expiry	Rent Review	Rent Review Type	Lease Break	Rent (pa)	Rent psf (ITZA)	EPC
16 Oxford Street	Finders Keepers / Flowers Estate Agents	1,130	728	11/1/2023	10/31/2038	01/11/2028 & 01/11/2033	OMR	01/11/2028 & 01/11/2033	£30,000	£26.55 (£41.21)	C-58
16a Oxford Street	Stella Mannering Ltd	1,237	N/A	2/16/2018	2/15/2027	16/02/2021 & 16/02/2024	OMR	2/16/2024	£20,000	£19.01	D-77
16b Oxford Street	Vacant	1,216	N/A								B-38
18 Oxford Street	Gleide Reid	603	430	21/04/25	20/04/31	3rd	OMR	20/06/26 (tenant only) & 20/04/27 (mutual)	£19,000	£31.50 (£44.19)	B-45
20 Oxford Street	The Woodstock Coffee Shop	710	433	11/4/2016	11/3/2028	04/11/2019 04/11/2021 04/11/2027	OMR	11/3/2020	£18,750	£26.41 (£43.30)	B-37

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RESIDENTIAL

Unit	Floor Area (sq ft)	Beds	Lease Type	Lease Expiry	Rent PCM	Rent PA	EPC
The Flat, 16 Oxford Street	1,022	1	AST		£2,250	£27,000	D-56
The Basement, 16 Oxford Street	646	N/A	N/A	N/A	N/A	N/A	N/A
18a Oxford Street	1,044	2	AST		£1,500	£18,000	C-72
20a Oxford Street	732	1	AST		£1,400	£16,800	C-72
20b Oxford Street	1,195	2	AST		£2,300	£27,600	C-73
20c Oxford Street	753	1	Vacant		£1,275	£15,300	D-66
20d Oxford Street	484	1	AST		£1,250	£15,000	C-75

RETAIL: MARKET COMMENTARY

Woodstock is well known for its strong retail offering which is primarily built on small independent occupiers. With a good local pull from the wider Oxfordshire market and international tourist trade via interest in Blenheim Palace, Woodstock enjoys consistent footfall and popularity with very limited stock becoming available.

The subject property occupies a prominent position along the prime retail pitch which is Oxford Street.

Other surrounding occupiers include The Crown Inn, The Marlborough Arms Hotel, Hampers, Chancellors, The Cotswold Tailor and Co-op to name a few.

RESIDENTIAL: MARKET COMMENTARY

Woodstock is one of the most sought-after locations in Oxfordshire and as such the residential market is relatively tight. There is strong demand from lettings perspective due to the strong pull of amenities on offer, whilst also being in easy reach of Oxford, London and the Cotswolds. The subject property enjoys the rare luxury of off-street parking in Woodstock.

VAT: It is understood that the property is NOT elected for VAT and therefore it will NOT be chargeable on the sale price.

EPC: Available on request.

Data Room: Access can be provided upon request where EPC's, Title documents & lease documents etc can be provided.

Tenure: Freehold.

Anit-Money Laundering: A successful bidder will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.





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**FOR FURTHER INFORMATION
AND LETTING ENQUIRES:**

BENEDICTS

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