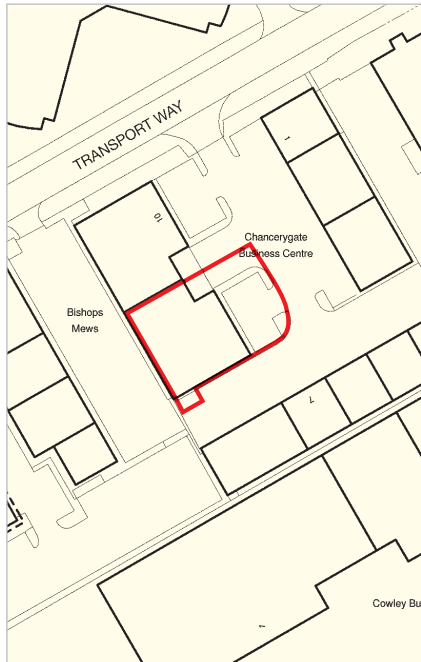


**Oxford**  
**Unit 9 (Formerly Unit 2)**  
**Chancerygate**  
**Business Centre**  
**Transport Way**  
**Cowley, Oxfordshire**  
**OX4 6HE**

- **Freehold Trade Counter Investment**
- Modern unit providing 720 sq m (7,750 sq ft)
- 7 car spaces
- Let to Grant & Stone Ltd
- Lease expires 2023 (1)
- Rent Review 2013
- Current Rent Reserved  
**£56,407 pa (1)**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**

The University city of Oxford, with a population of some 120,000, is located 57 miles north-west of London and 65 miles south of Birmingham. Communications are good, the M40 (Junctions 8 and 9) are situated approximately 9 miles to the south. The property is situated in an established industrial estate approximately 3 miles to the south-east of the city centre just off the ring road (A4142) accessible via Transport Way/Watlington Road. Occupiers close by include Topps Tiles, Lidl, Bathstore and a number of local businesses on the industrial estate.

**Description**

The property is arranged on ground and mezzanine floors to provide a modern trade counter unit with sales, storage and staff ancillary accommodation on the ground floor and further storage on the mezzanine floor, which is a tenant's improvement (2). The property benefits from seven car parking spaces to the front.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>412 sq m</b>	<b>(4,435 sq ft)</b>
<b>Mezzanine (tenant's improvement)</b>	<b>308 sq m</b>	<b>(3,315 sq ft)</b>
<b>Total</b>	<b>720 sq m</b>	<b>(7,750 sq ft)</b>

(2) The tenant enjoys the improvements until the expiry of the current lease only.

**Tenancy**

The entire property is at present let to GRANT & STONE LTD for a term of 15 years from 10th March 2008 at a current rent of £56,407 per annum, exclusive of rates. The lease provides for rent reviews every year of the term and contains full repairing and insuring covenants.

(1) As a result of an agreement to extinguish the tenant's break clause, the tenants have the benefit of a rent free period expiring 28th September 2013. The Vendor will 'top up' the rent such that the purchaser effectively receives £56,407 pa from Completion until 28th September 2013.

**Tenant Information**

Website Address: [www.grantandstone.co.uk](http://www.grantandstone.co.uk)  
 For the year ended 31st March 2012, Grant & Stone Ltd reported a turnover of £38.4m, a pre-tax profit of £2m, shareholders' funds of £4.24m and a net worth of £4.14m. (Source: riskdisk.com 10.04.2013).

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

**Energy Performance Certificate**

EPC Rating 117 Band E (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda