

## **41 ST CLEMENTS STREET, OXFORD, OX4 1AG**

INVESTMENT / OFFICE / RESIDENTIAL / RETAIL FOR SALE 2,446 SQ FT (227.24 SQ M)



## **Summary**

Rare opportunity to acquire a wellpresented retail unit and self contained 4 double-bedroom apartment

Available Size	2,446 sq ft
Price	£875,000.00
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

- Central Oxford Location
- High Quality Internal Finishes
- Good Transport Links
- Modern, spacious apartment
- Great Opportunity for Owner Occupier / Investors



## Location

41 St Clements Street, Oxford, OX4 1AG

Positioned on the more popular northern side of characterful St. Clements Street, with easy access to all its amenities and good prominence. It is only a short walk from Oxford's famous city centre and ever popular Cowley Road.





# **Further Details**

#### Description

This is an attractive and well-presented, double fronted retail unit, with a modern 4-doubled bedroom flat above.

Internally, the retail unit presents well and benefits from excellent shop lighting, as well as reasonable levels of natural light from the fully glazed frontage.

The unit is self-contained and spacious, and incorporates a storeroom, Male / Female WCs, a small kitchenette, courtyard and meeting room.

The first and second floors of the building comprise a 4-double-bedroom, duplex, apartment with private roof terrace, kitchen/dining area, bathroom, and lounge. Currently managed and let on a short term basis through Air BnB, grossing c.£70,000 pa. More details of the apartment along with a 360 degree virtual tour can be found at https://www.platinumpillows.co.uk/cherwell-gates-apartment

### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - retail	1,243	115.48	Available
Ground - apartment ground floor	63	5.85	Available
1st - Apartment	847	78.69	Available
2nd - Apartment	293	27.22	Available
Total	2,446	227.24	

#### Viewings

Strictly by appointment with the sole agent.

#### Terms

Freehold interest available for purchase, inclusive of the ground floor retail unit with vacant possession, and upper floor residential accommodation.

### VAT

All figures quoted are exclusive of VAT.

### Legal Costs

Each party is is responsible for their own costs.





















## **Enquiries & Viewings**



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