

OXFORD

45 Clear Water Place, OX2

7NL



EDUCATION / OFFICE / OTHER TO LET / FOR SALE

5,969 SQ FT

- Modern fitted Nursery
- Located in highly sought after area in North Oxford
- Parking on site
- Frequent buses to Oxford from the Woodstock & Banbury Roads
- Both Oxford's main train station and Oxford Parkway station are within two miles
- Walking distance to Summertown and Jericho

**Opportunity to occupy a modern, purpose built children's nursery
in North Oxford - FOR SALE / TO LET**

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Summary

Available Size	5,969 sq ft
Rent	£149,000 per annum
Price	Subject to contract and exclusive of VAT
Rates Payable	£31,395 per annum
Rateable Value	£57,500
EPC Rating	C (59)

Description

This unit consists of a purpose-built day nursery laid out over 2 levels (ground and part of 1st floor) and extends to approximately 5,969 sq ft in total. The property is fitted out for a day nursery and it offers most things that a nursery operator may look to install already fitted out including a generous outside play area. Floor plans are available detailing exactly what the specification comprises of. The day nursery is available to let on the basis of a new lease for a term of years to be agreed.

Alternatively our client may consider a disposal of the freehold title. This would include, in addition to the nursery, a meeting room on part of the 1st floor extending to 480 sq ft which is currently let until 2037. As well as a further 5 separately accessed flats on the 2nd floor which have all been sold off on 999 yr. leases.

There are 16 car spaces with the property, nursery allocation is tbc at present.

Location

Located within the Waterways residential site in North Oxford, the area being one of the most affluent and most sought after areas of the city. The Waterways residential scheme was constructed by The Berkley Group in 2004 and has over 500 flats/houses within the development. The area offers a modern approach on the traditional Victorian/Edwardian North Oxford suburb with plenty of nature and greenery. Summertown and Jericho are both within walking distance. Nearby Woodstock Road connects directly to the Oxford Ring Road and in turn joins the A40, A34 and M40 to London. There are two nearby train stations, the main Oxford station and Oxford Parkway station both being within 2 miles of this location.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Nursery	3,319	308.35	Available
1st - Nursery	2,650	246.19	Available
1st - Management Company	480	44.59	Let
2nd - Residential Flats	2,507	232.91	Let
Total	8,956	832.04	

Viewings

Strictly by appointment with the sole agents.

Terms



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