



RARE OPPORTUNITY TO ACQUIRE A SITE FOR REDEVELOPMENT IN THE HEART OF OXFORD

ALBERT STREET, JERICHO, OXFORD, OX2 6AY

Current gross floor area 234.99 sq.m (2,528 sq.ft).

Suitable for redevelopment subject to all usual consents

ST. BARNABAS CLINIC, ALBERT STREET, OXFORD, OX2 6AY

LOCATION

Albert Street is located in the centre of Jericho which forms one of the most popular residential areas within Oxford City.

Whilst the area is predominantly residential there is an eclectic mix of shops, offices and dwellings in the vicinity. The site is close to Oxford University Press, oxford Mill Stream, Port Meadow and the canal. It is always likely to therefore maintain its position as a prime residential area. There is a very well regarded school very close by with all other usual facilities also in the vicinity.

Oxford City centre is a short walk to the south. Oxford is the regional centre of Oxfordshire with an estimated population of approximately 170,000. It is world famous as a centre of academic excellence and attracts a number of hi-tech and bioscience companies as well as educational establishments. The city is almost equidistant between London and Birmingham and is linked to both by the nearby M40 motorway

There are residential properties of both three and two storeys to each side of the premises.

DESCRIPTION

Although considered a prime redevelopment opportunity the building currently constructed on the site is a purpose built health clinic of single storey brick construction.

There is a small area to the front for car parking with circulation space to the sides and rear.

ACCOMMODATION

The premises have goss internal floor area of about 2,528 sq.ft (234.99 sq.m).

This is over a single storey.

PLANNING

The premises are inside a conservation area. The client has not approached the planners for any informal or formal advice. The premises come under the jurisdiction of Oxford City Planners 01865 249811.

RATEABLE VALUE

The rateable value under the 2023 list is; £6,700

EPC

The premises have current EPC rating of C

TERMS

The premises are being offered for sale by private treaty NOT subject to any planning or third party matter. Offers are invited therefore on an unconditional basis. Exchange is anticipated prior to Christmas 2025 with completion on or after by agreement 1st April 2026

VAT

All figures quoted exclude VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

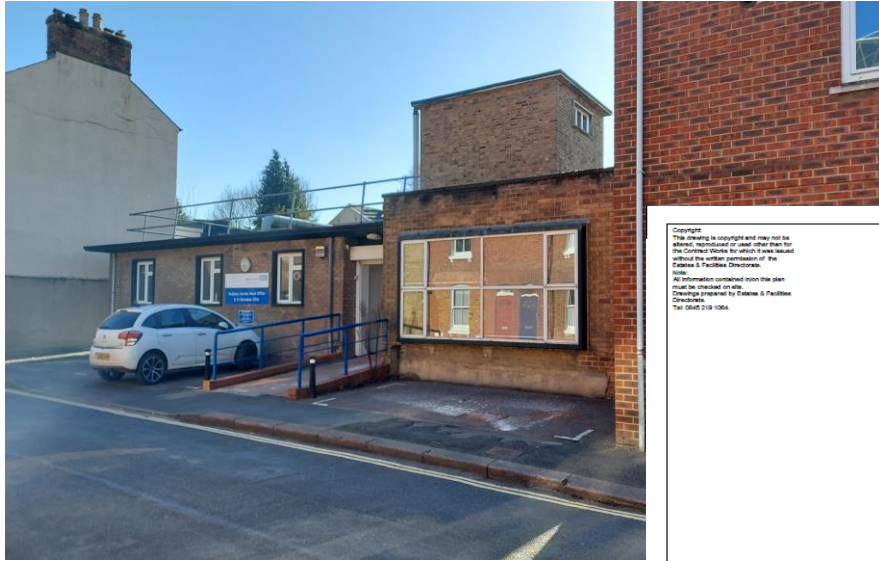
VIEWING

Strictly by appointment through Bruce Raybould

01865 316311

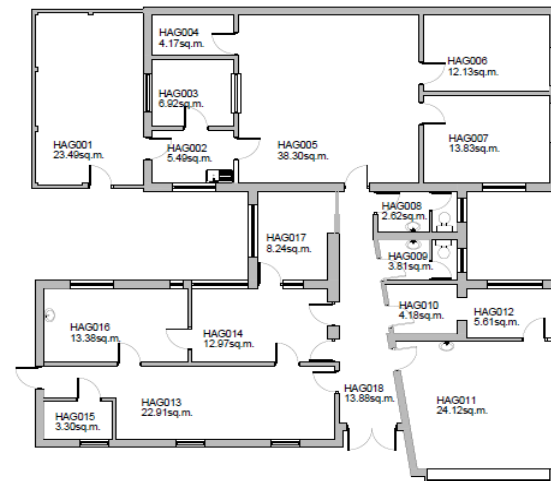
07940 011438

braybould@marriottsoxford.co.uk



Copyright
This drawing is copyright and may not be altered, reproduced or used other than for the Contract Works for which it was issued without the written permission of the Estates & Facilities Directorate.

Note:
All information contained within this plan must be checked on site.
Drawings prepared by Estates & Facilities Directorate.
Tel: 01865 218 1064.



GROSS AREA
294.99sq.m.



A3 This drawing is the product of a measured survey. NO

Rev A:
Rev B:
Rev C:
etc...

Site:
St Barnabas Clinic
Jericho
Oxford

Drawing:
Ground Floor Plan
ORCT Decrise

Date of last revision: 13.08.11

Drawn: 0100

Drawn By: ORCT/ST/NAV/P

Check: 0100

Checked By: ORCT/ST/NAV/P

MBS

Buckinghamshire and Oxfordshire Cluster

Marriotts, for themselves and for vendors, assignors or lessors of this property whose agents they are, give notice that these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Marriotts has any authority to give any representation or warranty whatsoever in relation to this property. Unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of the property.

| | | | |
|-----------------------------------|-----------------|------------------------|---------------|
| H.M. LAND REGISTRY | | TITLE NUMBER | |
| | | ON174341 | |
| ORDNANCE SURVEY PLAN REFERENCE | COUNTY | SHEET | NATIONAL GRID |
| | OXFORDSHIRE | | SP 5006 |
| | | | SECTION |
| | | | B |
| Scale: 1/1250 | OXFORD DISTRICT | © Crown copyright 1973 | |

