



Exciting investment portfolio

St. Leonards Place, 15 Mill Street, Eynsham, Oxfordshire, OX29 4JX

Freehold





Freehold investment opportunity • 7 Apartments • 6 Houses • Off street parking for all properties, bicycle storage, communal grounds

Directions

From Oxford take the A40 towards Cheltenham. At the first roundabout turn left onto the B4449, proceed to the second roundabout and then turn right into Oxford Road. Continue into the centre of Eynsham, into Thames street. Turn right into Mill Street and St Leonards place can be found on the left.

Situation

Eynsham is an historic village lying seven miles west of Oxford. In the middle ages there was a substantial abbey which was built around 1005 and became famous in the region. In 1538 the abbey was dissolved by Henry VIII and the remains stood for a century or so before eventually the stones from the abbey were used to build various houses in the village. St. Leonards Place lies in the heart of this popular and thriving village which boasts good local amenities including primary and secondary schools, butcher, hardware store, small supermarket, public houses with restaurants and a weekly country market in the square.

Further shopping, cultural and leisure facilities can be found in Oxford and Witney, six miles to the west. Regular bus services operate to both Oxford and Witney.

Description

A rare opportunity to acquire a freehold investment portfolio consisting of seven apartments and six houses. The development consists of an impressive, Grade II listed period building converted into a mix of apartments over three floors. Four of the properties are entered via the main building with one having a private entrance and two more sharing a separate entrance situated in one wing of the block. To the rear are three pairs of semi-detached houses with a mixture of one and two bedrooms. The properties are let on assured shorthold tenancies, are presented in good order throughout and represent an excellent opportunity for an investor. A schedule accommodation and current rental incomes is outlined below.

Tenure

Freehold

Services

All mains services are connected.

Local Authority

West Oxfordshire Council

Viewing

Strictly by appointment with Savills Summertown office 01865 339700



Property	Description	Monthly Rental	Annual Rental income	Guide Price	Yield	Sq ft	EPC Ratings
Flat 1	2 bed flat	£1,195	£14,340	£325,000	4.50%	1129	C
Flat 2	2 bed flat	£1,250	£15,000	£325,000	4.60%	1194	C
Flat 3	1 bed flat	£875	£10,500	£210,000	5.00%	509	C
Flat 4	1 bed flat	£875	£10,500	£200,000	5.20%	432	C
Flat 5	1 bed flat	£800	£9,600	£185,000	5.20%	346	C
Flat 6	1 bed flat	£1,010	£12,120	£220,000	5.50%	653	E
Flat 7	2 bed flat	£1,200	£14,400	£295,000	5%	977	C
8	2 bed house	£1,100	£13,200	£295,000	4.50%	646	B
9	1 bed house	£950	£11,400	£265,000	4.30%	534	B
10	1 bed house	£895	£10,740	£265,000	4.00%	584	B
11	2 bed house	£1,150	£13,800	£325,000	4.20%	701	B
12	1 bed house	£995	£11,940	£265,000	4.50%	589	B
14	2 bed house	£1,055	£12,660	£325,000	3.90%	701	B
TOTAL		£13,350	£160,200	£3,500,000	4.65%	8995	

Gross internal area (approx)

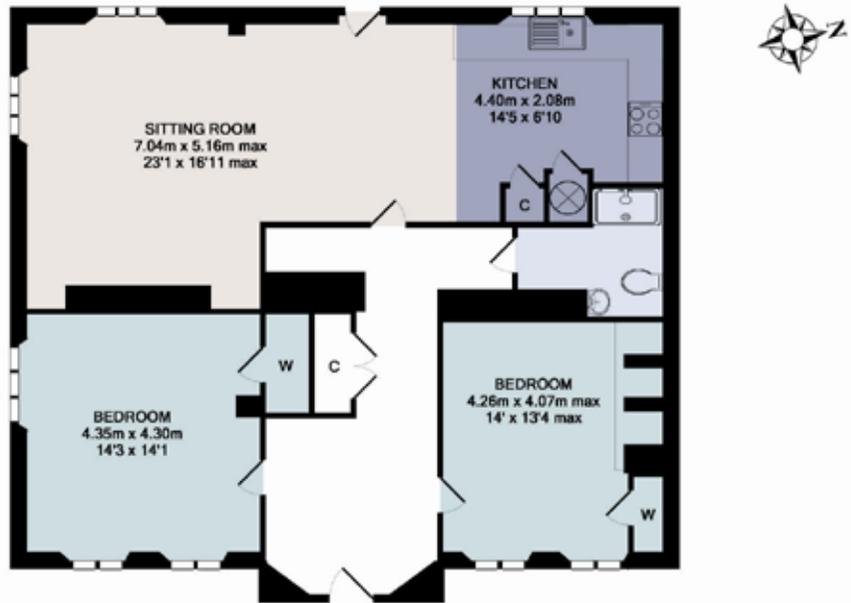
Plot 1 104.9 sq m/1129 sq ft

Plot 2 110.9 sq m/1194 sq ft

Plot 3 47.3 sq m/509 sq ft

Plot 4 40.1 sq m/432 sq ft

Plot 5 32.1sq m/346 sq ft



Plot 1



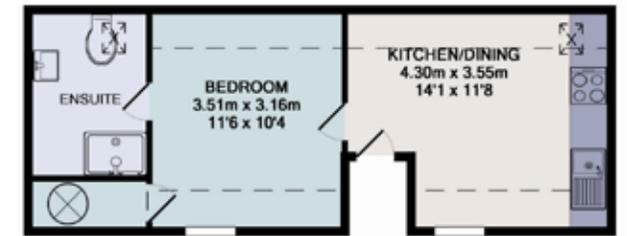
Plot 2



Plot 3



Plot 4



Plot 5

Gross internal area (approx)

Plot 6 60.7 sq m/653 sq ft

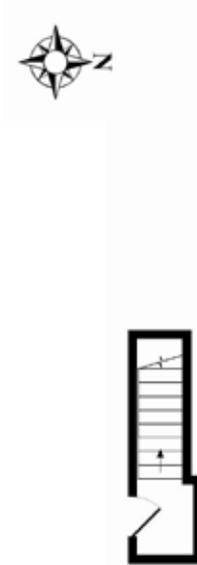
Plot 7 90.8 sq m/977 sq ft

Plot 8 60.0 sq m/646 sq ft

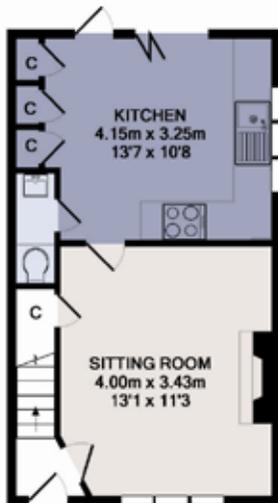
Plot 9 49.6 sq m/534 sq ft



Plot 6



Plot 7



Plot 8 Ground Floor



Plot 8 First Floor



Plot 9 Ground Floor



Plot 9 First Floor

Fixtures and fittings

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings, garden ornaments and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from Savills.

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Gross internal area (approx)

Plot 10 54.3 sq m/584 sq ft

Plot 11 65.1 sq m/701 sq ft

Plot 12 54.7 sq m/589 sq ft

Plot 14 65.1 sq m/701 sq ft

Charles Elsmore-Wickens

Savills Summertown, Oxford

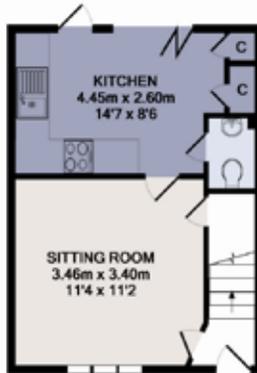
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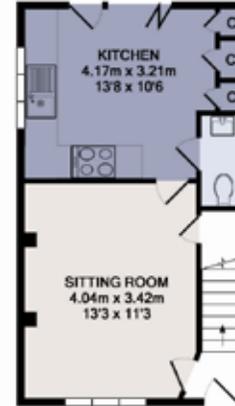
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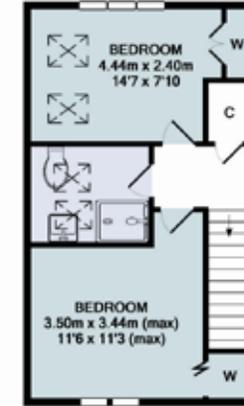
Plot 10 Ground Floor



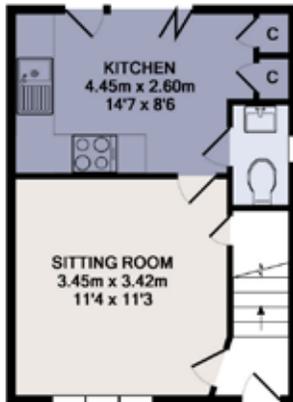
Plot 10 First Floor



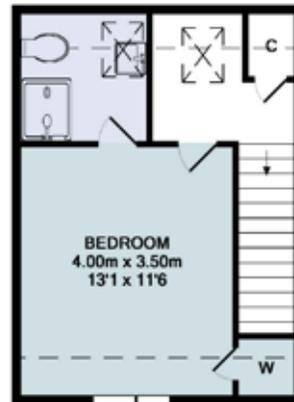
Plot 11 Ground Floor



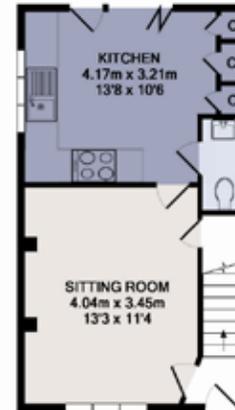
Plot 11 First Floor



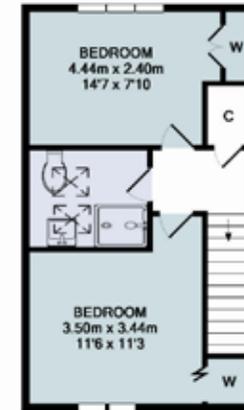
Plot 12 Ground Floor



Plot 12 First Floor



Plot 13 Ground Floor



Plot 13 First Floor

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