Oxfordshire OX12 7JZ

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)





Freehold Retail and Residential Ground Rent Investment

www.acuitus.co.uk

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Property Information

Freehold Retail and Residential Ground Rent Investment

- Shop let to Parsons Bakery until June 2027
- Tenant in occupation for 13 years
- Situated in well established neighbourhood retail precinct
- Neighbouring occupiers include Tesco Express. Costa and a mix of independent retailers, restaurants and cafes
- VAT free investment

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Rent

£9,650 per Annum Exclusive

Sector

High Street Retail

18th September 2025

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles 11 miles south west of Oxford, 15 miles east of Swindon, 21

miles north west of Reading

A338, A417, M4 Roads

Rail Didcot Parkway

London Heathrow Airport Air

Situation

The property is situated on the west side of Main Street in a popular neighbourhood retail precinct known as Millbrook Square. Other occupiers within the park include Tesco Express, Costa and a mix of independent retailers, restaurants and cafes.

Tenure

Freehold.

Description

The property comprises a shop together with a flat on the first floor. The flat is accessed from the rear and has been let on a long lease. The flat also includes a ground floor garage within their demise.

VAT

VAT is not applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	72.40	(779)	PARSONS BAKERY LIMITED (1)	A term of years from 06/07/2022 until 15/06/2027	£9,500
First	Residential	-	-	INDIVIDUAL	125 years from 17/03/2017	£150 (2)
Total Approximate Commercial Floor Area		72.40	(779)			£9,650

⁽¹⁾ Parsons Bakery was established in 1926 and operate from 48 shops across the South West (www.parsonsbakery.co.uk). For the year ending 31/12/2024, Parsons Bakery Limited reported a Turnover of £14,681,435, a Pre-Tax Profit of £272,664 and a Shareholders Funds of £4,044,176 (NorthRow 16/07/2025).

⁽²⁾ The lease provides for a fixed rental increase to £200 pa on 01/03/2027 and £250 pa on 01/03/2037.

NB: The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

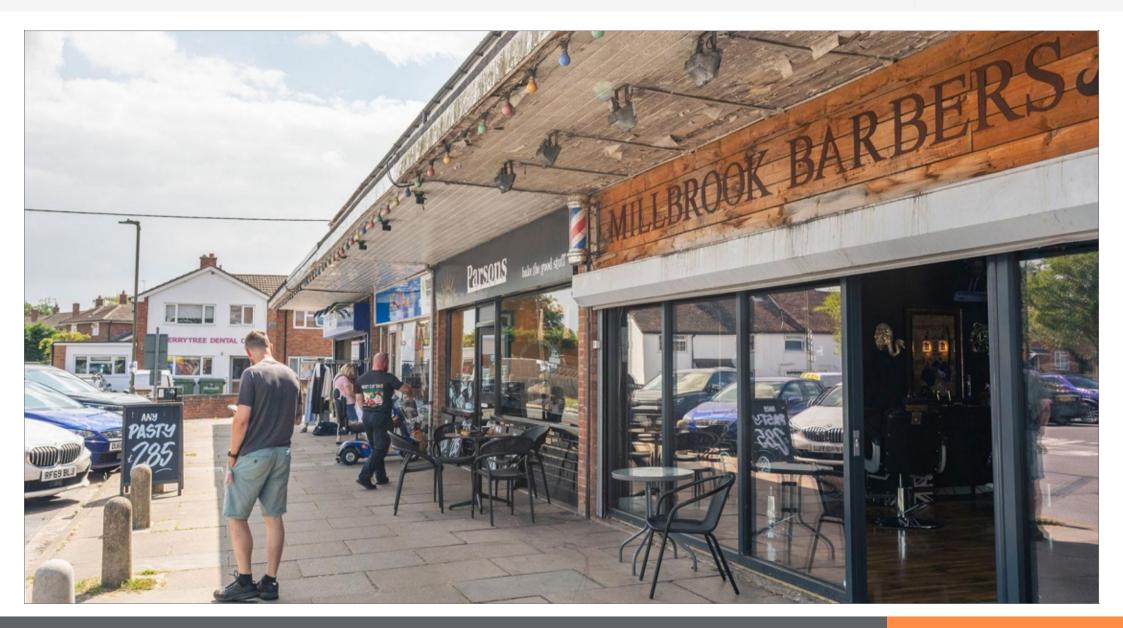
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