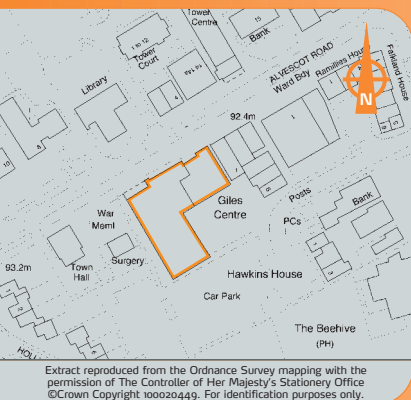


**lot 48****15 Alvescot Road**  
**Carterton, Oxfordshire OX18 3JL****Rent**  
**£70,000**  
per annum  
exclusive,  
with fixed  
rental uplifts  
to year 5 and  
year 10**Modern Retail Investment**

- Prominent town centre location
- Nearby occupiers include Lloyds Pharmacy, HSBC and Thomas Cook
- Affluent Oxfordshire town
- Additional parking to the rear of the property



On behalf of

**The co-operative** estates**Location**

Miles: 18 miles west of Oxford  
27 miles east of Cheltenham  
71 miles north-west of Central London

Roads: A40, A361

Rail: Oxford Rail Station (Paddington direct in 60 minutes)

Air: London Heathrow

**Situation**

The property is situated in a prominent town centre location in a thriving and affluent town on the outskirts of Oxford. Nearby occupiers include Lloyds Pharmacy, the Giles Shopping Centre, HSBC and Thomas Cook. RAF Brize Norton is close by, which acts as the UK headquarters of Transport Command.

**Description**

The property comprises a single story retail unit in a prominent town centre location.

**Tenure**

Long Leasehold held from West Oxfordshire District Council for a term of 99 years, from 17th May 1979, let at a peppercorn rent.

**VAT**

VAT is applicable.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	1,107 sq m (11,293 sq ft)	<b>THE FACTORY SHOP LTD</b> (t/a Original Factory Shop) (1)	15 years from 09/09/2011 until 2026 (2) (3)	£70,000	09/09/2016 and 08/09/2021
<b>Totals</b>		<b>1,107 sq m (11,293 sq ft)</b>			<b>£70,000</b>	

(1) For the year ending 27th March 2011, The Factory Shop Ltd reported a turnover of £136,092,000, pre-tax profits of £9,760,000 and a total net worth of £24,137,000. (Source: www.riskdisk.com 20/09/2011)

(2) Under the terms of the lease there is a fixed uplift to £79,198 per annum on the 9th September 2016 and a fixed uplift to £89,605 per annum on the 9th September 2021.

(3) The occupational lease provides for a rent free period from 9th September 2011 to 8th December 2012. The seller will 'top up' the rent so that the property will effectively produce £70,000 p.a.x. from completion of the sale.

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