

Oxford Property Portfolio

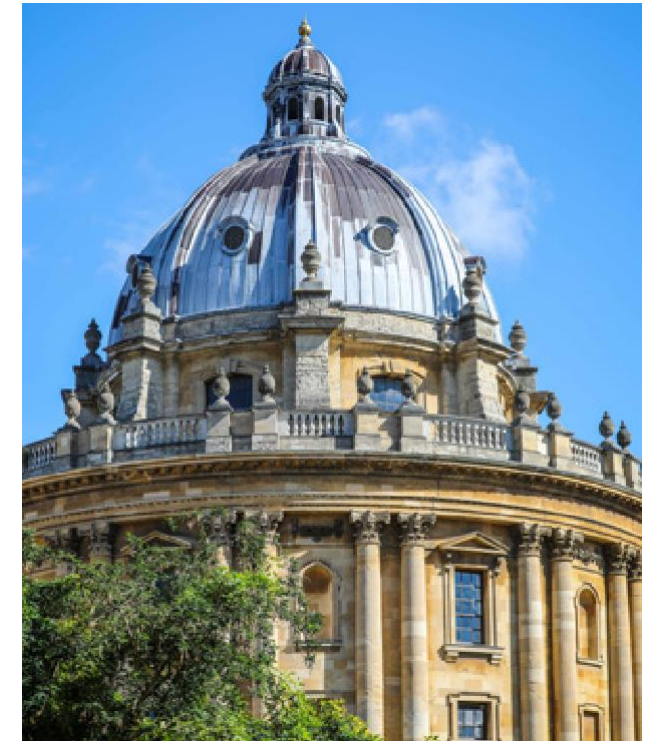
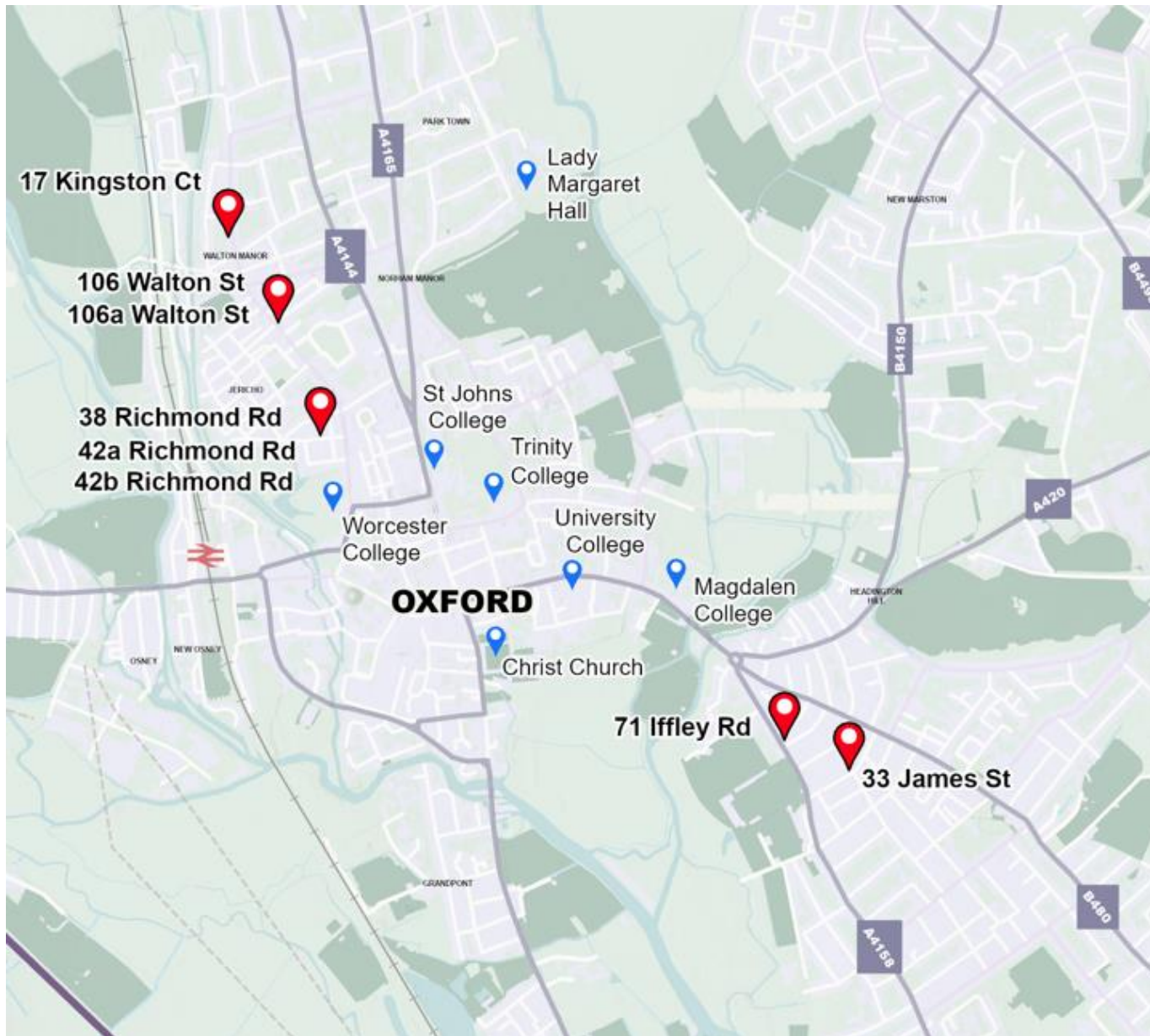
2SK Holdings Ltd

A superb collection of houses and
apartments located in Oxford.



Portfolio Details

- Current rent of £185,000 per annum.
- Current owner: 2SK Holdings Ltd which is a family owned company.
- Guide price of £3,500,000 subject to contract and exclusive of VAT.
- 7 distinct properties located across the historic city enjoying excellent ties to the University of Oxford, with the majority located in the Jericho area.
- In Jericho, the portfolio includes 1 house, 4 apartments and a retail unit with warehouse. Jericho is a vibrant neighbourhood with plenty of independent shops, eclectic cafés, restaurants, bars, local businesses & green spaces just a short walk from Oxford City centre.
- Across Magdalen Bridge, there is 1 house and a 6 person HMO with an economically diverse community with a large student population, prominent music scene, as well as many cafes and restaurants. It is just within a short distance to Oxford City centre.

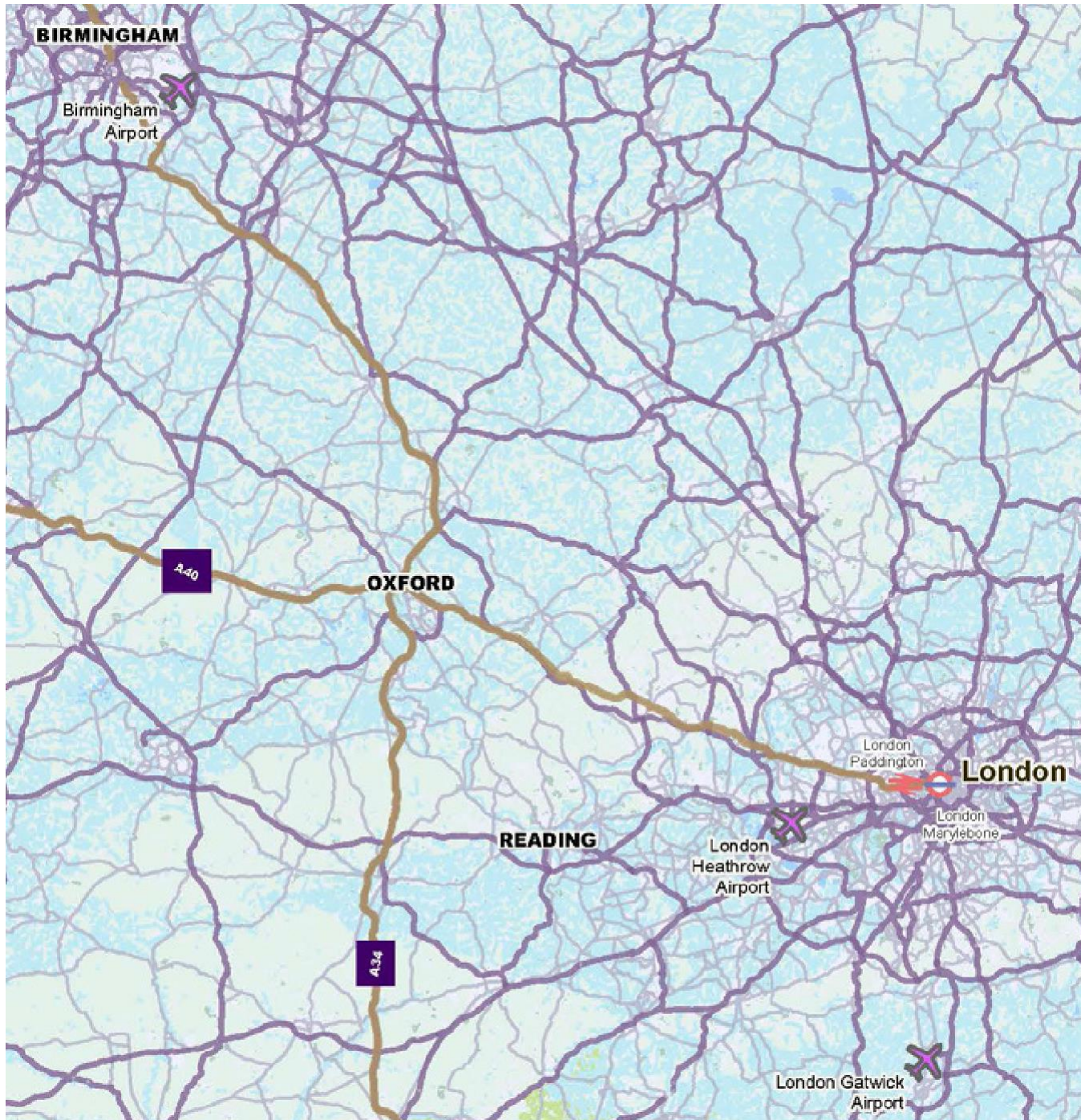


Oxford City

With a wealth of history, Oxford is perhaps most famous for the University of Oxford, comprising of 38 colleges. The University was established in the 12th century, and has been ranked 1st in the world in The Times Higher Education University Rankings for the past 7 years.

Oxford is also home to varying industries including motor manufacturing, education, publishing, information technology, and the physical and life sciences. The University has recently celebrated its 300th company creation this year, with 97 of these spinouts having stayed in or close to Oxford – the highest concentration anywhere in the UK.

Within the city, there are a wealth of superb museums, theatres, and an excellent choice of state and private schools, attracting many families. Oxford's location in the South East also provides it with strong communication routes to London, Birmingham, Bristol, and Reading.



Connectivity

Car:

- A34 - 2 miles
- A40 - 2 miles
- London - 56 miles
- Reading - 26 miles

Train:

- London Paddington - approx. 60 minutes.
- London Marylebone - approx. 60 minutes.
- Bristol Temple Meads - approx. 1hr 15 minutes.
- Birmingham International - approx. 60 minutes.

Airport:

- London Heathrow - 46 miles
 - Birmingham airport - 62 miles
 - Gatwick airport - 82 miles
- (A bus service also runs to the London Airports every 20 minutes from the city centre)



Portfolio Location & Situation

The majority of the portfolio lies within easy reach of beautiful Oxford City, aptly named 'The City of Dreaming Spires' after the stunning architecture of the university buildings. The City is famous for its libraries and iconic colleges, drawing scholars to the city from all over the world.

The University of Oxford counts 28 Nobel Prize winners, 26 British Prime Ministers, and many international heads of state among its alumni. Well-renowned authors J R R Tolkien, Philip Pullman, Colin Dexter, Thomas Hardy and the poet TS Eliot to name but a few, are linked to Oxford and in recent years much of the Harry Potter series by J K Rowling was filmed in the colleges.

This varying portfolio of properties are in two of Oxford's most sought-after areas, both within easy reach of the City. Jericho borders Worcester College and the Oxford Canal, and has an eclectic mix of people creating a thriving community with cafes, bars and restaurants. It is home to historic Oxford University Press and the contemporary Blavatnik School of Government building opposite on Walton Street. The Times described Jericho as 'A first-class suburb that offers relaxed urban living with honours, a short walk from the city centre.' Port Meadow is a short distance and one of the largest open spaces in the north of city with the River Thames flowing through the heart of the meadow.

Further properties in the portfolio lie across Magdalen Bridge in a thriving community with a diverse multi-cultural range of restaurants including cuisines from around the world, independent shops, music venues and great nightlife. Magdalen Bridge is famously at the hub of May Day morning, in which Oxford students and residents gather to listen to the choristers singing from the top of Magdalen College Tower. The legendary four-minute mile run by Roger Bannister was also ran at Oxford University's Track, located here on Iffley Road.





106 & 106A Walton Street, OX2



38 Richmond Road, OX1

Description of Accommodation

- **106 Walton Street OX2** – a ground floor retail unit with associated parking and warehouse located in Jericho. The unit has frontage onto busy Walton Street with excellent passing trade, as well as a particularly useful basement. The unit also includes 2 storage rooms at the rear with off street parking and a separate warehouse.
- **106A Walton Street OX2** – a three bedroom apartment located over first and second floors above the commercial unit in Jericho. A particularly lovely apartment occupying the top two floors of this period building with original features throughout, high ceilings and a very generous principal bedroom with dressing area on the top floor.
- **38 Richmond Road OX1** – a period two bedroom terraced villa with cellar and gardens in Jericho. The house is a lovely home retaining many original features, with two reception rooms on the ground floor with a kitchen at the rear leading out to a wonderful garden. There is also a basement currently used as a music room. The first floor has two double bedrooms and a family bathroom.
- **42A Richmond Road OX1** – a duplex two bedroom apartment with garden forming part of a period Victorian Villa in Jericho. 42A occupies the ground floor and lower ground floor, with spacious rooms and high ceilings, and has the added benefit of the enclosed garden.
- **42B Richmond Road OX1** – a two bedroom duplex apartment located in the upper floors in this period villa in Jericho. 42B occupies the top two floors with good light and space and a generous kitchen/ sitting/ dining room.
- **71 Iffley Road OX4** – a 6 person house in multiple occupation located over Magdalen Bridge and close to the University's Iffley Road Sports Centre.
- **33 James Street OX4** – a two bedroom period terrace located just off the eclectic Cowley Road. The front door opens into the sitting/dining room with a window overlooking the rear garden. The kitchen is at the rear with a door to the low maintenance town garden. The first floor offers two bedrooms and a bathroom.
- **17 Kingston Court OX2** – a one bedroom upper floor flat located in a purpose built block in Jericho. The entrance leads to a galley kitchen and on to a sitting room with a door to the double bedroom and shower room. The flat also has the added benefit of a parking space.

Further Information						
Address	Postcode	Unit type	Bed	Area (sq ft)	Passing rent (pcm)	EPC
106A Walton Street	OX2 6AJ	Duplex	3	1566	3050	E
106 Walton Street	OX2 6AJ	Commercial	-	1726	2416	E/D
38 Richmond Road	OX12JJ	House	2	1138	950	D
42A Richmond Road	OX12JJ	Duplex	2	901	1575	D
42B Richmond Road	OX1 2JJ	Duplex	2	873	1175	E
71 Iffley Road	OX4 1EF	House	6	1610	3675	D
33 James Street	OX4 1ET	House	2	724	1400	D
17 Kingston Court	OX2 6ES	Flat	1	387	1250	D



42A & 42B Richmond Road, OX1

Guide Price of £3,500,000



71 Iffley Road, OX4



33 James Street, OX4



17 Kingston Court, OX2

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AML - In accordance with AML regulations the successful purchaser will be required to provide confirmation of the source of funding along with two forms of identification prior to exchange.

VAT - 2SK Holdings Ltd only owns one commercial property and it's not opted to tax, so the sale of that property would be exempt, as would the sale of the residential properties. Therefore, VAT will not be chargeable. The sale will be by way of the purchase of the shares in 2SK Holdings Ltd.



IMPORTANT INFORMATION

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