



12 SOUTH PARADE SUMMERTOWN OX2 7JL

Prime location · Freehold investment opportunity · Let ground floor commercial shop · First floor 3-bed residential apartment · Total of 1,602 sq ft of accommodation

DESCRIPTION

12 South Parade is situated in a prime Summertown location close to many of the amenities including bars, restaurants and a Marks & Spencer food hall. The building is currently divided into a let shop on the ground floor with a three-bedroom apartment on the first floor which together provide 1,602 square feet of accommodation. The shop is currently let to thriving Organic health food store which has further outlets across Oxford. The first-floor apartment extends to 565 sq ft and provides three bedrooms, a sitting/ kitchen/breakfast room. Please note that the existing business is not affected by the sale of the freehold investment opportunity.

LOCATION

Summertown is a prime affluent North Oxford location and provides everything needed for day-to-day living including shopping facilities and a Marks and Spencer Foodhall. There is an excellent café society with many bars and restaurants, with slightly further afield, the more comprehensive amenities of Oxford City Centre. Summertown is located between the Woodstock and Banbury roads which join directly to the Oxford ring road connecting to the A40 and M40 to London. For commuters, there are two nearby stations, Oxford mainline station offering a regular service to London Paddington, and Oxford Parkway which is just north of the ring road, to London Marylebone. The location is close to a number of very well regarded schools including Summer Fields School, Cutteslowe Primary School, the Dragon School, Cherwell School and St Edward's School.

A UNIQUE MIXED INVESTMENT OPPORTUNITY SITUATED IN THE HEART OF THRIVING SUMMERTOWN.

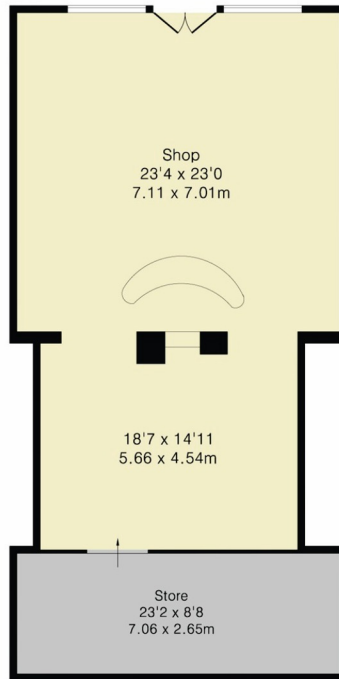


ADDITIONAL INFORMATION

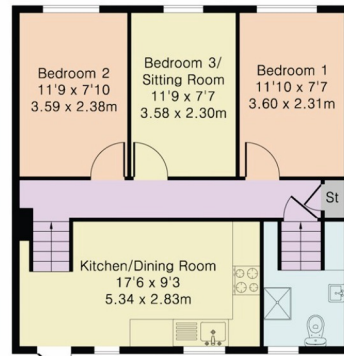
VIEWING Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444



Approximate Gross Internal Area 1602 sq ft – 148 sq m
 Ground Floor Area 1037 sq ft – 96 sq m
 First Floor Area 565 sq ft – 52 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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