

Zheng Restaurant

82 Walton Road
Oxford
OX2 6EA

Freehold: £1,100,000

Ref: 3868026

CHRISTIE & CO

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KEY HIGHLIGHTS

- Rare Jericho freehold
- Prime Walton Street location
- Approx. 50-cover restaurant
- Three bedroom accommodation
- Basement conversion potential (STPP)
- Mixed-use development opportunity (STPP). Energy Rating B

DESCRIPTION

The property comprises a substantial freehold mixed-use building arranged over lower ground, ground, first and second floors. The ground floor currently operates as a well-established restaurant with ancillary customer and operational facilities, whilst the upper floors provide extensive residential accommodation. In addition, the lower ground floor offers valuable ancillary space with further potential for alternative uses, subject to obtaining the necessary consents.

The building extends to approximately 2,295 sq ft (213.2 sq m) overall and presents a rare opportunity to acquire a prominent freehold asset in one of Oxford's most desirable commercial and residential locations. The property's versatile layout lends itself to continued restaurant operation, investment ownership or potential reconfiguration into a mixed commercial and residential scheme, subject to planning.

INTERNAL DETAILS

The restaurant accommodation is arranged around an attractive dining area providing approximately 50 covers, serviced by a welcoming customer seating environment and ancillary circulation space. To the rear, the property benefits from a comprehensive commercial catering setup including a fully fitted commercial kitchen, dedicated food preparation area, wash-up section, walk-in refrigeration facilities and extensive storage accommodation.





LOCATION

Zheng Restaurant occupies a highly prominent position on Walton Street in the heart of Jericho, one of Oxford's most affluent and desirable districts.

Renowned for its vibrant mix of independent cafés, restaurants, pubs and boutique businesses, Jericho enjoys strong year-round footfall generated by local residents, university students, academics and visitors alike.

The property is situated within easy walking distance of Oxford City Centre, Oxford University colleges and Oxford Railway Station, ensuring excellent accessibility and a broad customer catchment. Freehold opportunities within this established and highly sought-after location are exceptionally rare, making this an increasingly scarce proposition for both owner-operators and investors.

FIXTURES & FITTINGS

The sale includes the benefit of the commercial fixtures and fittings associated with the operation of the restaurant.

OWNER'S ACCOMMODATION

The residential accommodation is arranged across the first and second floors and provides three bedrooms together with supporting facilities. The accommodation offers generous living space and could suit owner-occupiers seeking to live on-site or investors looking to maximise residential value within the building.

Given the strong residential demand within Jericho and the wider Oxford market, the upper floors may also provide opportunities for enhancement or reconfiguration, subject to the appropriate planning and building regulation approvals.

TRADING INFORMATION

Currently closed. Historic trade information can be made available to seriously interested parties.

DEVELOPMENT POTENTIAL

The property offers excellent development and asset management potential, combining an established restaurant with substantial residential accommodation and useful basement space. The flexible layout may lend itself to a mixed commercial and residential configuration or further enhancement, subject to the necessary consents.



THE OPPORTUNITY

Freehold restaurant opportunities of this nature within central Oxford are exceptionally uncommon. The property offers purchasers the ability to acquire a substantial town centre asset combining an established commercial income-producing element with significant residential accommodation.

The versatile layout presents a number of potential strategies including continued occupation as a restaurant, investment ownership, owner-operator acquisition or a reconfiguration into a mixed-use commercial and residential scheme, subject to planning. The combination of a prime Jericho location, valuable freehold title, residential accommodation and redevelopment potential is likely to appeal to a broad range of investors, developers and hospitality operators alike.

BUSINESS RATES

The property is entered in the 2026 Rating List with a Rateable Value of £19,250. Rates payable for the 26/27 period were £7,546. Interested parties should note that the Rateable Value is not the amount payable and should make their own enquiries with the local authority to establish the current business rates liability and any reliefs that may be available.

REGULATORY

Premises licence.



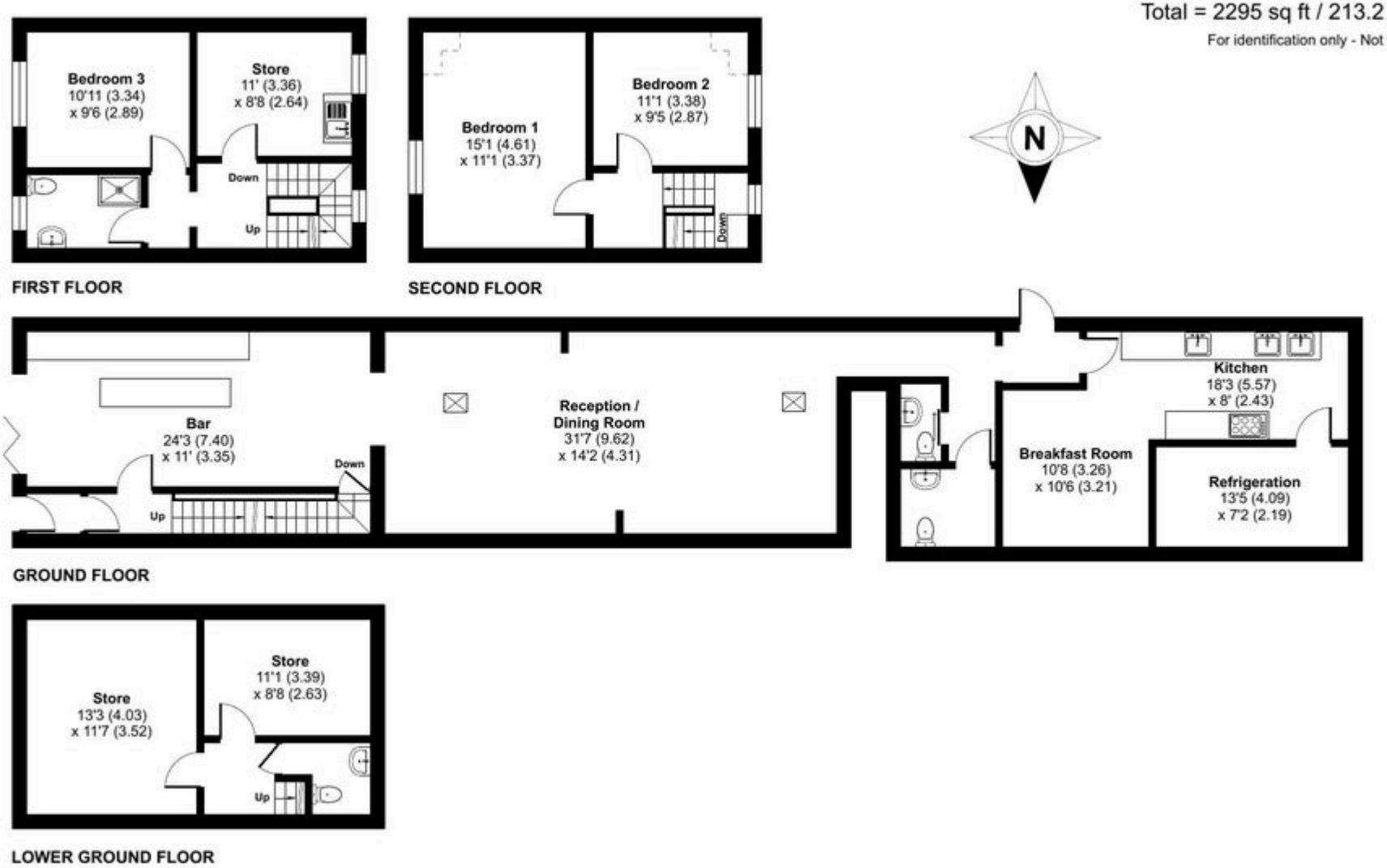




Zheng Restaurant, 82 Walton Street, Oxford, OX2

Approximate Area = 2280 sq ft / 211.8 sq m
Limited Use Area(s) = 15 sq ft / 1.4 sq m
Total = 2295 sq ft / 213.2 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Christie Owen & Davies Plc. REF: 1528611

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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