

# 181 Cowley Road, Oxford



181 Cowley Road, Oxford OX4 1UT

**Prime Shop to Let**  
**Potential A2 use** (Subject to Planning)

**Contact:**

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## Location

The Cowley Road is a lively and busy main route into Oxford from the East of the city. It has a vibrant student community and a diverse range of individual and multiple retailers including Sainsbury's Local, Boots, Tesco Metro, Costa Coffee, KFC and major banks.

The property is situated within a central hub created by the popular Tesco Metro and car park. Other shops in close proximity include:

Helen & Douglas House, Joe Austin Florist, Boots, Subway, many individual take away food outlets and restaurants

## Rent

Offers in the region of **£30,000** per annum exclusive

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Experian Goad Plan Created: 22/01/2016

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## Description

The property is arranged over ground floor only.

## Accommodation

The property affords the following approximate dimensions and floor areas:

Net Frontage:	16'5"	5.0m
Shop Depth:	40'0"	12.2m
Ground Floor Sales:	600sq ft	55.74sqm

## Legal Costs

The incoming Tenant to make a contribution of £850 plus VAT to the Landlord's legal costs.

## Tenure

The property is offered on the basis of a new effective full repairing and insuring lease for a term to be agreed by negotiation.

## Rating

We understand that the property is to be re-assessed for rating purposes. Interested parties should verify the rateable value with the Local Authority.

## Services

We understand the property is connected to mains electricity, water and drainage. However, no services have been tested by the agents.

## EPC

An Energy Performance Certificate for the premises is available on request

## Viewing

**Viewing is strictly by appointment** via sole agent JRBT Commercial Property Ltd

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**SUBJECT TO CONTRACT**

**MARCH 2016**

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