

Preliminary Details



272 Abingdon Road, Oxford OX1 4TA

Ground Floor Retail Unit with forecourt parking – 1,159 sq.ft. (107 sq.m.) plus ancillary storage space of approx. 637 sq.ft. (59.20 sq.m.)

**To Let**

# 272 Abingdon Road, Oxford OX1 4TA

## **LOCATION**

The property is prominently situated fronting the Abingdon Road, one of the main arterial roads leading into Oxford city centre. The city centre lies approximately one mile to the north and the Oxford ring road within half a mile to the south. The Redbridge Park & Ride is situated close by.

## **DESCRIPTION**

The property comprises a ground floor retail unit with a prominent frontage onto the Abingdon Road and has the benefit of forecourt car parking. To the rear of the unit there is ancillary storage accommodation located within the rear garden area and a separate detached office building.

## **ACCOMMODATION**

The property comprises the following approximate net internal floor areas:-

Ground Floor Retail	-	1,159 sq.ft.	(107 sq.m.)
Rear Storage	-	164 sq.ft.	(15.24 sq.m.)
Rear Storage	-	473 sq.ft.	(43.94 sq.m.)
Additional detached office	-	TBC	

## **Amenities include:-**

- Gas fired central heating.
- Forecourt parking.

## **PLANNING**

We understand the property has consent for A1 retail use. However, interested parties are advised to make their own enquiries of Oxford City Council Planning Dept on 01865 249811.

## **RATEABLE VALUE**

The Rateable Value in the 2017 Valuation List is as follows:-

Shop & Premises – RV - £19,250

## **TENURE**

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

## **RENT**

We are instructed to quote a rental of £24,000 per annum exclusive.

## **VAT**

All figures quoted exclude VAT where applicable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in the transaction.

## **FURTHER INFORMATION/VIEWING**

For further information or to make an appointment to view, please contact Martin Conway.

Tel: 01865 316311 or

email: [mconway@marriottsoxford.co.uk](mailto:mconway@marriottsoxford.co.uk)

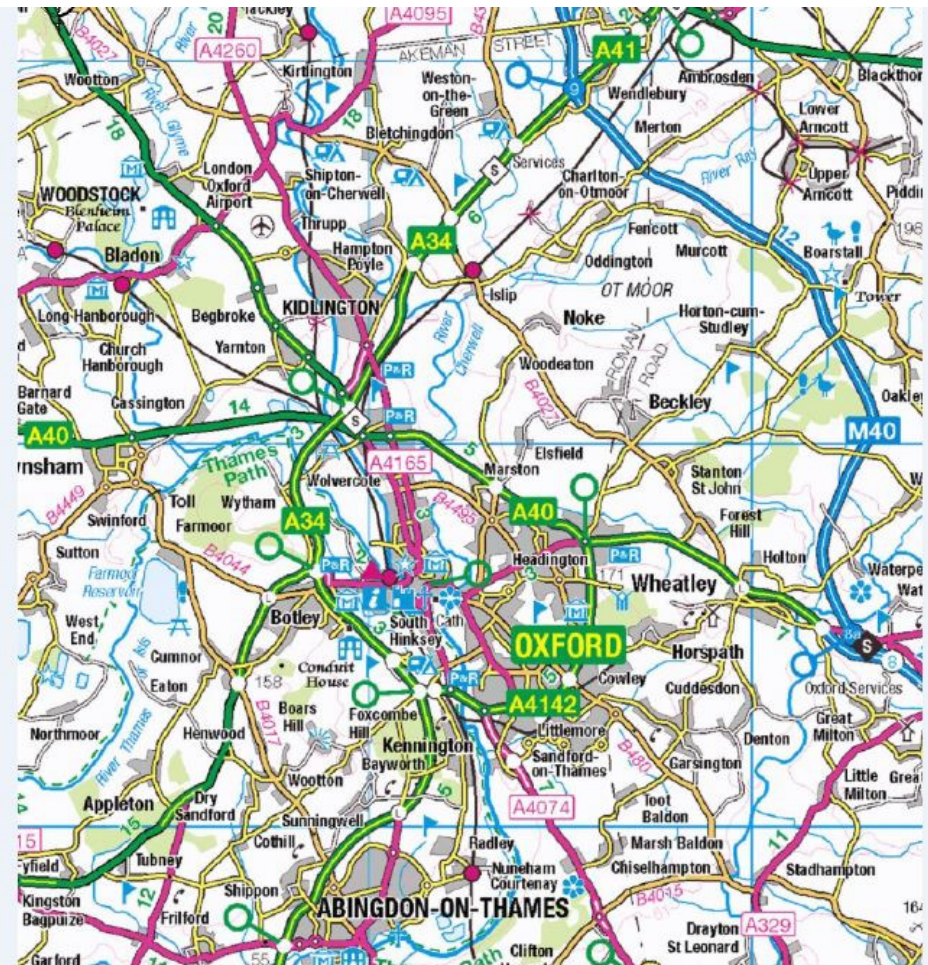












## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

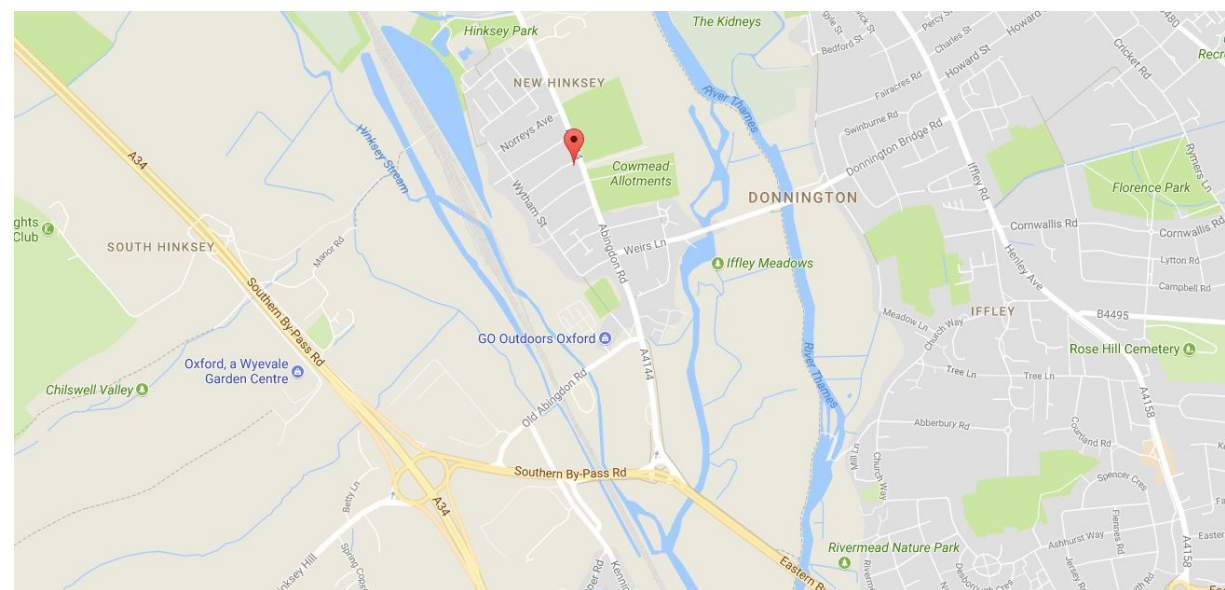
E 101-125

F 126-150

G Over 150

Less energy efficient

55 This is how energy efficient the building is.



marriotts

Commercial Property Consultants

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marriottsoxford.co.uk

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