

Units 1-3, 116 Cowley Rd, Oxford



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OX4 1JE

Prime Shop to Let - A1 use

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 closer to the city centre end of the Cowley Road within approximately a quarter of a mile of St Clements - a vibrant leisure/ retail area with several national and local restaurants and bars. Restaurants and shops in close proximity include:

Sainsbury's local, Nandos, Atomic Burger, Be At One, The Big Society, G & Ds Ice Cream, Café Coco, and many individual take away food outlets

Rent

Offers in the region of **£40,000** per annum exclusive

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Description

The property is arranged over the ground floor only.

Accommodation

The property affords the following approximate floor areas:

Gross Frontage	42' 0"	12.80m
Net Frontage	33' 5"	10.19m
Shop Depth	29' 10"	2.77m
Ground Floor Sales:	939 sq ft	87.24 sqm

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 incorporating upward only rent reviews at five yearly intervals.

Rating

The Draft Rateable Value from 1st April 2017 is as follows:

Rateable Value: £29,750

Notional UBR (2017/18) 0.466p

Notional Rates Payable £13,863

Interested parties should verify these figures 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

JANUARY 2017

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