

# 103 Walton Street, Oxford



103 Walton Street, Oxford OX2 6EB

**Prime A1 Shop – Short Term Let  
until 2022**

**Contact:**

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## Location

Well located within the main parade of shops on Walton Street at the heart of Jericho - large residential suburb popular with young professionals and families. There is a recently built medical practice and a wide range of local facilities as well as restaurants, bars and cafes. Other outlets in close proximity include:

**Brasserie Blanc, Illyria Pottery, Loch Fyne, Branca, Mama Mia** as well as several very popular public houses and the **Phoenix Picture House**

## Description

The property comprises a purpose built retail unit providing ground floor sales and basement sales /storage accommodation. The property can be accessed at the rear for deliveries and benefits from 2 Car Parking Spaces in this location.

## Rent

Offers in the region of **£23,500** per annum

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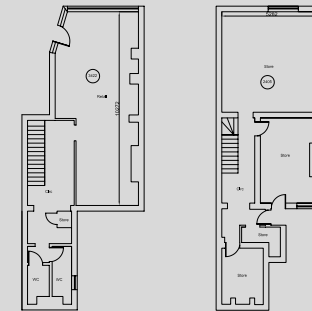
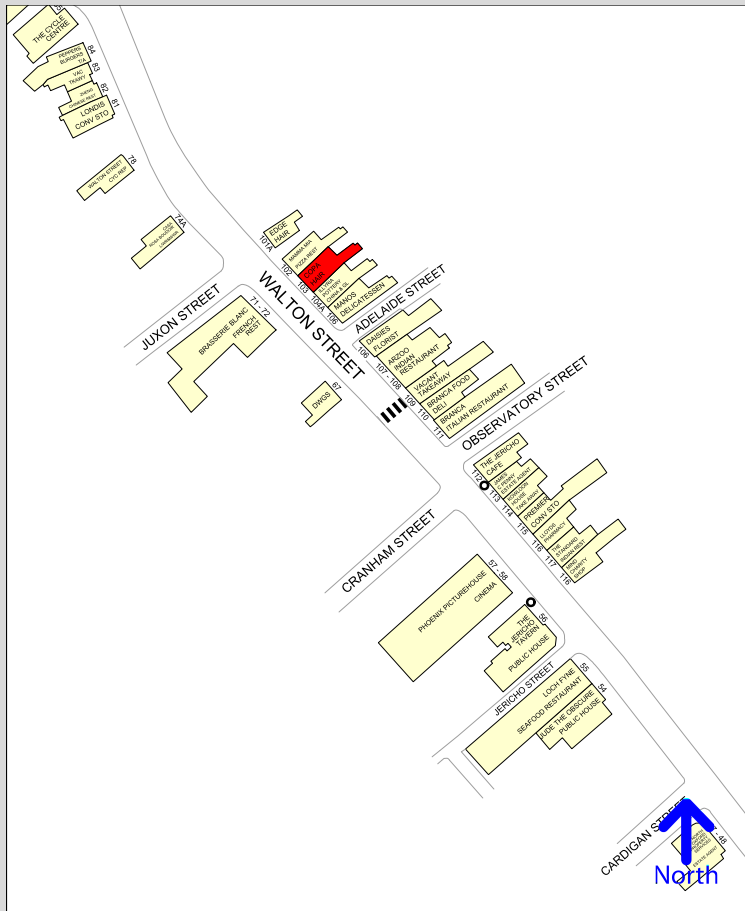
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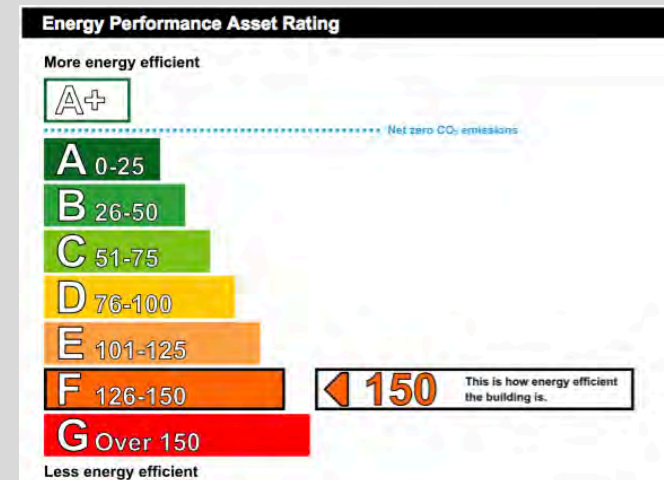
10 Suffolk House, Banbury Road, Summertown,  
Oxford, OX2 7HN

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BASEMENT & GROUND FLOOR  
126 SQM / 1356 SQFT



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## Accommodation

The accommodation affords the following floor areas:

Ground:		
Sales	426 sq ft	39.58 sqm
Basement:		
Sales	298 sq ft	27.69 sqm
Ancillary	230 sq ft	21.37 sqm
<b>Total</b>	<b>954 sq ft</b>	<b>88.64 sqm</b>

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## Lease Terms

The property is offered on the basis of a new effective FRI lease for a term to be agreed and will be granted outside of the Landlord and Tenant Act 1954

## Rating

We have been advised by the local authority that the premises are assessed for rating purposes as follows:

Rateable Value:	£20,250
UBR (2017/18)	0.466p
Notional Rates Payable	£9,436

Interested parties should verify these figures with the Local Authority.

## Services

The property is connected to mains electricity, water and drainage, however, these have not been tested by the agents.

## EPC

An EPC is available on request.

## VAT

All figures quoted are exclusive of VAT, where chargeable.

## Viewing

Viewing is strictly by appointment via sole agents JRBT Commercial Property Ltd

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**SUBJECT TO CONTRACT**

**August 2017**

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