

# 99 London Rd, Headington, Oxford



99 London Road, Headington,  
Oxford, OX3 9AE

**Prominent A1 Unit on busy High  
Street - To Let**

**Contact:**  
**Jonathan Thomas**  
**01865 595143**

[jonathan@jrbtcommercialproperty.co.uk](mailto:jonathan@jrbtcommercialproperty.co.uk)

**Tenure**

**To Let**

## Location

The property is situated on a busy section of the London Road (A420), in the centre of Headington opposite the main Oxford commuter bus stops.

Other occupiers in close proximity include:

**Iceland, Cafe Nero, Nat West, Barclays,  
Savers and Waitrose**

## Rent

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

01865 595143

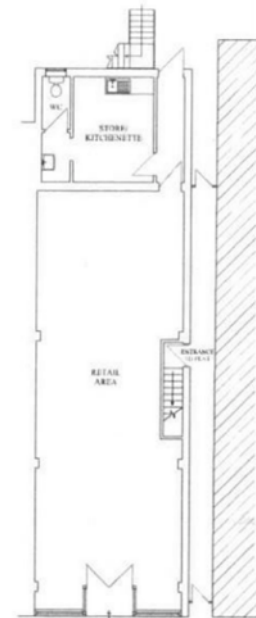
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10 Suffolk House, Banbury Road, Summertown,  
Oxford, OX2 7HN

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GROUND FLOOR PLAN



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## Accommodation

The property is arranged over ground floor only and provides the following approximate dimensions and net internal floor areas:

Internal Width:	17' 2"	5.23 m
Shop Depth	49' 1"	14.96 m
Grd Floor Sales:	840 sq ft	78 sqm

## Lease Term

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

## Planning

Currently A1 (other uses may be considered subject to the necessary planning consents).

## Rating

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

Rateable Value:	£24,500
UBR (2017/18)	.479p
Rates Payable	£11,736

Interested parties should verify 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.

## VAT

We understand that VAT is payable on the rental.

## Legal Costs

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

## 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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01865 595143

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**SUBJECT TO CONTRACT**

**APRIL 2017**

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