272 Cowley Road, Oxford





272 Cowley Road, Oxford OX4 1UH

Prominent Corner Shop to Let/May Sell

Contact: Jordan Thomas 01865 595143

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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 Subway.

The property occupies a prominent corner position directly opposite a busy **Co-op** store and in close proximity to Manzil Way health centre. Other occupiers nearby include **Amys Nails**, **Chancellors**, **Premier Lettings**, **Perios** and **Cowley Pharmacy**.

Rent

Offers in the region of £32,500 per annum exclusive.

01865 595143

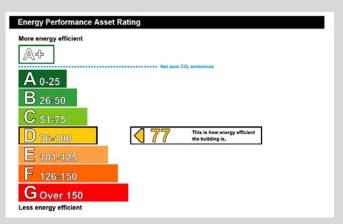


10 Suffolk House, Banbury Road, Summertown, Oxford, OX2 7HN Info@jrbtcommercialproperty.co.uk

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Description

The property comprises a prominent double fronted ground floor retail unit with parking to the rear accessible from Leopold Street.

Accommodation

The property affords the following approximate floor areas:

Sales 830 sq ft 77.2 sqm Ancillary 130 sq ft 15.76 sqm

Total 1000 sq ft 92.96 sqm

Tenure

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

VAT

All figures quoted are exclusive of VAT where chargeable.

Rating

We are advised by the local authority that the retail property is assessed for rating purposes as follows:
Rateable Value: £24,500
Notional UBR (2019/20) 0.504p
Notional Rates Payable £12,348
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.

Anti-Money Laundering Reglations 2017

JRBT is obliged by law to carry out Customer Due Diligence for anyone entering into a contract on properties marketed on behalf of our clients.

Planning

The property currently benefits from a Sui Generis use.

EPC

An Energy Performance Certificate for the premises is available on request.

Legal Costs

Each party to bear their own legal expenses.

Viewing

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

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SUBJECT TO CONTRACT

DECEMBER 2019

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