

272 Cowley Road, Oxford



272 Cowley Road, Oxford OX4 1UH

**Prominent Corner Shop to
Let/May Sell**

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 **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.

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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
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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 Regulations 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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