

56-60 Cowley Road, Oxford



Superb Bar/Restaurant Lease for Sale

56 - 60 Cowley Road, Oxford OX4 1JB

Contact:
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Location

The Cowley Road provides a lively and busy main route into Oxford from the East of the city. It has a vibrant student community and boasts a diverse range of independent and multiple retailers including Sainsbury's Local, Boots, Tesco Metro, Costa Coffee, KFC, Be At One and Brew Dog.

The property is located in a highly prominent corner position at the Junction of Cowley road with Circus street. Other occupiers in close proximity include:

Nando's, Atomic Burger, G&D's, Cape of Good Hope, Café Coco, Kazbar, Spiced Roots, Arbequina and Subway.

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Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

70 This is how energy efficient the building is.

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Description

The property is arranged over ground floor only providing an exclusive bar and restaurant together with kitchen, customer WC facilities and extensive external seating area.

Accommodation

The property affords the following approximate net internal floor areas:

Sales/Kitchen Area	2,311 sq ft	214.69 sqm
External Storage	298 sq ft	27.70 sqm
Rear Garden	923 sq ft	85.85 sqm

Services

We understand the property is connected to mains electricity, water and drainage. However, no services have been tested by the agents.

Tenure

The property is held by way of a lease for a term of 20 years from 15/08/2007 at a current rent passing of **£77,000** per annum exclusive. This lease incorporates an upward only rent review effective from 15/08/2022 to the higher of £84,700 or open market value.

Premium

Substantial offers invited for the benefit of our clients valuable leasehold interest.

Rating

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

Rateable Value:	£62,500
Notional UBR (2017/18)	0.479p
Notional Rates Payable	£29,938

Interested parties should verify these figures with the Local Authority.

EPC

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

Legal Costs

Each party to bear their own.

Viewing

Viewing is strictly by appointment, as staff are unaware, via sole agent JRBT Commercial Property Ltd

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