

65 London Rd, Headington, Oxford



65 London Road, Headington,
Oxford, OX3 7RD

Prominent A1 Retail Unit - To Let

Contact:
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Location

The property is situated in a prominent corner position on London Road adjacent to the Subway and The Oxford Framing Gallery.

Other occupiers in close proximity include:

Jacobs Brasserie, Little Waitrose, Starbucks, Sainsbury's, Boots Pharmacy & Buongiorno e Buonasera

Rent

Offers in the region of **£25,000** per annum

01865 595143

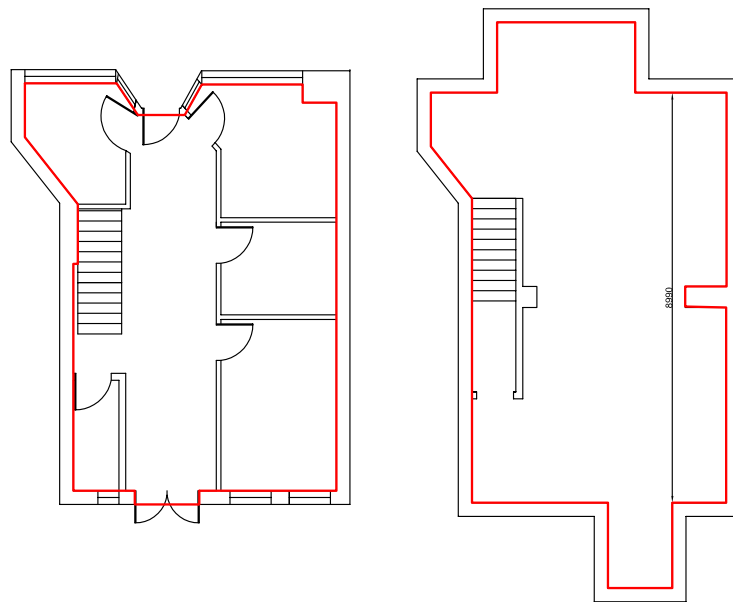
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10 Suffolk House, Banbury Road, Summertown,
Oxford, OX2 7HN

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GROUND FLOOR

51 SQ/M / 549 SQ/FT

BASEMENT

58 SQ/M / 624 SQ/FT

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

95

This is how energy efficient the building is.



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Accommodation

The property is arranged over Ground Floor and Basement affording the approximate floor areas are as follows:

Grd Sales:	482 sq ft	45 sqm
Bsmt Ancillary:	457 sq ft	42 sqm
Total:	939 sq ft	87 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).

VAT

All prices stated do not include VAT

Rating

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

Rateable Value:	£16,250
UBR (2017/18)	.479p
Rates Payable	£7,784

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.

Legal Costs

The incoming Tenant to make a contribution of **£850** + VAT towards their legal fees.

EPC

An Energy Performance Certificate for the premises is available on request

Viewing

Staff have not been notified therefore **Viewing is strictly by appointment**, via sole agent JRBT Commercial Property Ltd:

Jonathan Thomas
01865 595143

Jonathan@jrbtcommercialproperty.co.uk

Jordan Thomas
01865 595 143

Jordan@jrbtcommercialproperty.co.uk

SUBJECT TO CONTRACT

AUGUST 2018

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