

212-214 Cowley Road, Oxford



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 major banks.

The property is situated opposite the St Bartholomew's Medical Centre and close to a central hub created by the popular Tesco Metro and car park. Other shops in close proximity include:

O2 Academy, The Leys Pharmacy, Nat West Bank and many individual food outlets

Rent

Offers in the region of **£80,000** per annum exclusive

212 - 214 Cowley Road, Oxford OX4 1UQ

**Prime Corner Restaurant to Let
With A3 use**

Contact:

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Description

The property is arranged over the ground floor only.

Accommodation

The property affords the following approximate floor areas:

Ground Floor:	2,043 sq ft	189.76 sqm
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Legal Costs

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

Tenure

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

Rating

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

Rateable Value:	£43,500
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Notional UBR (2015/16)	0.493p
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Notional Rates Payable	£21,445
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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.

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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SUBJECT TO CONTRACT

JULY 2015

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