

SHOP TO LET

79 London Road, Headington
Oxford, OX3 9AA



LOCATION

Situated approximately 2 miles from Oxford City Centre, Headington represents the principal eastern suburb of Oxford and is home to a substantial residential population, a large student community, Oxford Brookes University itself and the majority of the city's hospitals.

The subject premises occupy a prominent position within the prime trading pitch on the busy London Road, with neighbouring occupiers including **Tesco Express**, **Starbucks**, **Sainsbury's Local**, **Holland & Barrett** and **Boots**.

DESCRIPTION

The premises comprise a ground floor retail unit arranged internally so as to provide an open plan sales area, staff/stock room and ancillary w/c and store.

ACCOMMODATION

The premises comprise of the following approximate floor areas:

Sales Area:	52.30m²	534 sq ft
Stock Room:	52.30m²	129 sq ft
Store:	52.30m²	33 sq ft

Externally, the unit gives access onto a small paved courtyard to the rear.

TENURE

The premises are available by way of an effective full repairing and insuring lease for a term to be agreed.

EPC

Energy Performance Asset Rating of the premises currently falls within category C (74).

A copy of the Energy Performance Certificate can be made available upon request.

RENT

£25,000 per annum exclusive of rates, service charge and VAT

SERVICE CHARGE

A service charge will be payable in respect of the management, maintenance and repair of the external, structural and common parts within the building of which the premises form part.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE **£18,250**

We suggest that all interested parties should verify the above.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Joint Retained Agents

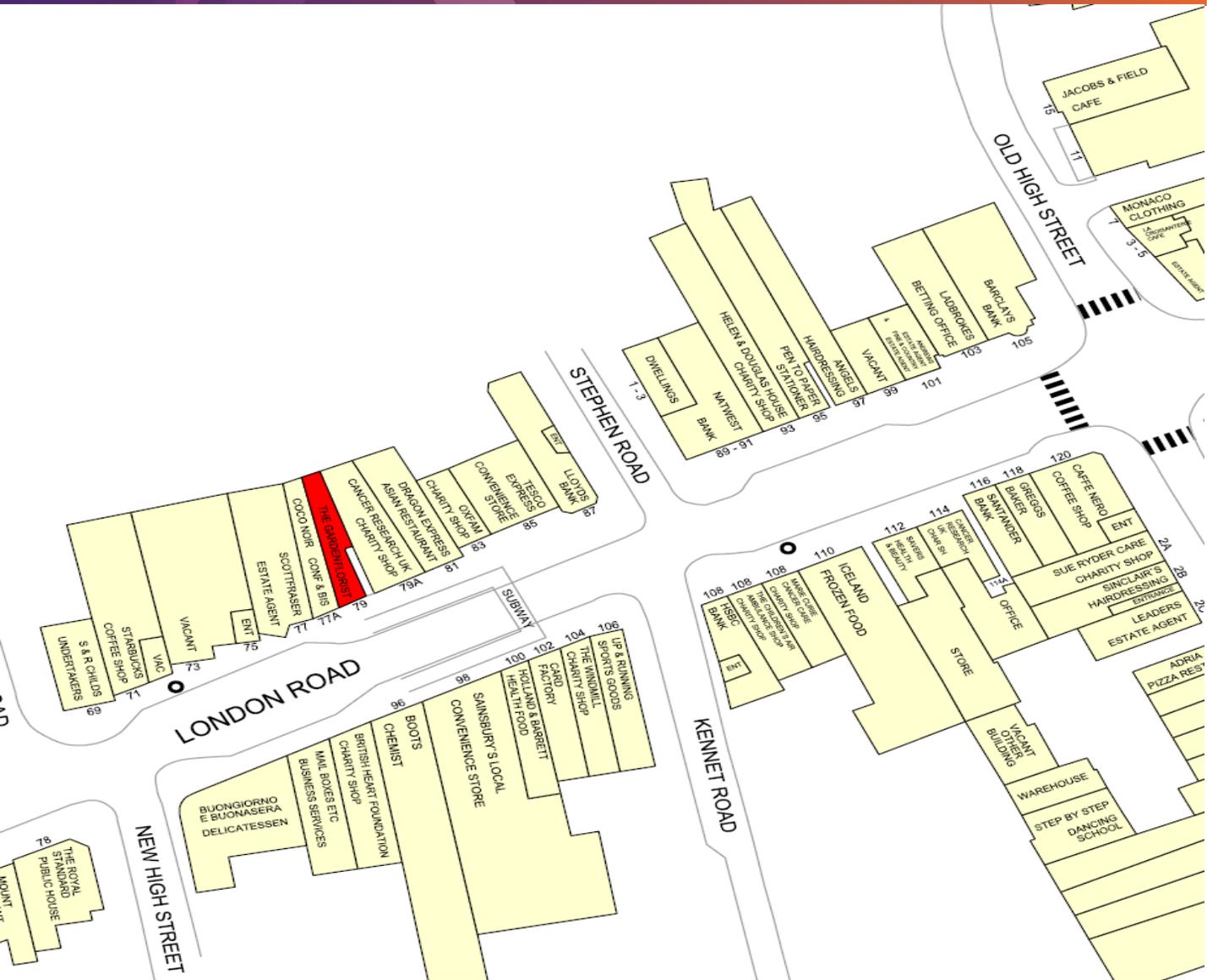
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**


CREATIVE RETAIL
PROPERTY CONSULTANTS

www.creative-retail.co.uk

SHOP TO LET

79 London Road, Headington
Oxford, OX3 9AA



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Ed Purcell

Tel: 0121 400 0407

Email: ed@creative-retail.co.uk

Benedicts

Tel: 01865 883364

Email: christian@benedicts.co.uk