

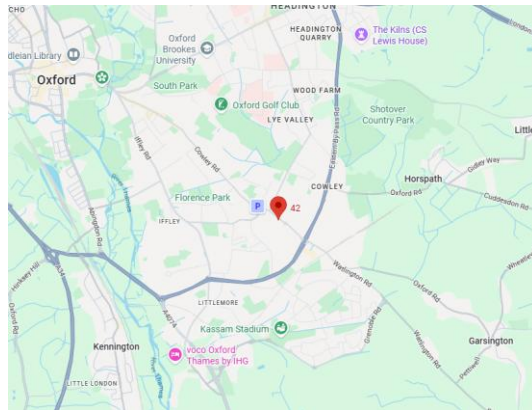


PROMINENT RETAIL / OFFICE UNIT

42 Garsington Road, Oxford OX4 2LG

LOCATION

The property occupies a highly visible location fronting the Garsington Road. The property adjoins the Oxford Business Park, the principal commercial business park in the City and the Garsington Road is one of the main arterial routes connecting the Eastern By-Pass with the Cowley neighbourhood and from there the City Centre.



DESCRIPTION

The unit comprises a lock up retail unit below residential accommodation together with forecourt parking for one car.

ACCOMMODATION

The unit has a net useable floor area of approximately 508 square feet.

LEASE

A new lease granted by the freeholder is available for a term by negotiation drawn on an effective full repairing and insuring basis.

IN BRIEF

- Highly visible Class E unit
- On-site parking
- New lease

RENT

£13,500 per annum

TIMING

Vacant possession to be given upon completion of legal formalities.

VIEWING & CONTACT

Strictly by prior appointment with the sole letting agents:

Tim Norris-Jones
tim@njcommercial.co.uk

Suzanne Lovell
suzanne@njcommercial.co.uk

NJ Commercial Ltd
07802 371588
www.njcommercial.co.uk

Subject to contract

DISCLAIMER

The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

RENT

£13,500 per annum exclusive.

VAT

All figures within these terms are exclusive of VAT, where chargeable.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

PLANNING

Class E Use – Retail, Offices, Non-residential Medical

POSSESSION

Vacant possession to be given upon completion of legal formalities.

EPC

To be commissioned.



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