



381 Cowley Road

Oxford, OX4 2BS

**Prominent Retail Unit  
Located In A Prime Position  
On Cowley Road**

**4,862 sq ft**  
(451.69 sq m)

- Ground floor accommodation
- Extensive parking
- Dual frontage
- Prime retail pitch
- Suitable for a range of uses
- Security grills

# 381 Cowley Road, Oxford, OX4 2BS

## Summary

<b>Available Size</b>	4,862 sq ft
<b>Rent</b>	£95,000 per annum
<b>Business Rates</b>	Rateable Value: £78,500
<b>Service Charge</b>	Please enquire
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C

## Location

The property is situated on the vibrant and well-established Cowley Road in East Oxford, a major arterial route of the city, linking the inner city with Cowley. The Property is only 1.25 miles from the City Centre and easily accessible via public transport, bike or walking.

Located in a dynamic mixed-use area with strong footfall and good visibility, Cowley Road benefits from a variety of amenities and accessible transport links.

## Description

A ground floor retail unit situated in a prime retail position on Cowley Road with dual frontage display windows. The ground floor is arranged to provide a main open plan, front of house sales area with suspend ceilings, LED lighting and air conditioning.

The rear of the shop is accessed via an accessible ramp and provides further retail display space and a back of house area with stores, staff kitchen and WC.

The shop is accessed via a main double entrance door and a rear fire escape.

Externally the property has a large front yard with parking for up to 10 cars.

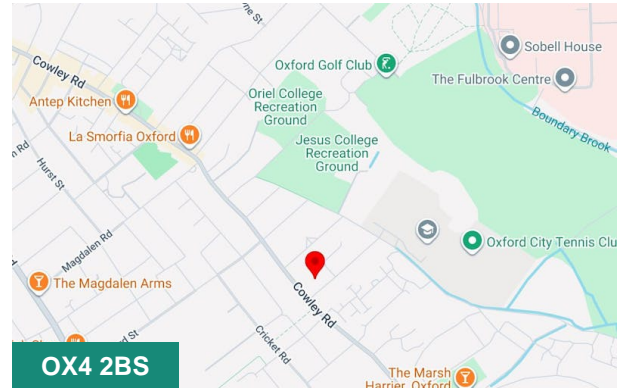
## Accommodation

The accommodation comprises the following Gross Internal Areas:

Name	sq ft	sq m	Availability
Ground	4,862	451.69	Available
<b>Total</b>	<b>4,862</b>	<b>451.69</b>	

## Terms

Occupation will be granted on the basis of a new effective full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.



## Viewing & Further Information



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