



137 LONDON ROAD, HEADINGTON, OXFORD, OX3 9HZ
GROUND FLOOR LOCK UP SHOP

TO LET

395 SQ.FT RETAIL SPACE PLUS KITCHENETTE OF 73 SQ.FT.

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LOCATION

The premises are located in an excellent retail location within the Oxford suburb of Headington.. Located about midway between Chancellors and the alleyway to the Waitrose Car park it is in a very busy location next to bus stops and one hour car parking spaces.

Headington is a thriving suburb located on one of the main arterial routes into Oxford City Centre benefitting from Oxford Brookes University, The Manor Hospital, Headington School with other major hospitals also within the immediate vicinity.

There are many multiple shops within the area including Boots, Sainsbury's, Bet Fred, Chancellors Estate Agents and Waitrose.

DESCRIPTION

The property forms part of a terrace of similar properties being suitable for a variety of uses. It offers a rare opportunity to acquire an affordable retail unit in this busy suburb.

Internally, the property comprises retail accommodation with a partitioned consultancy room and single WC at the rear of the shop.

ACCOMMODATION

The premises comprise the approximate over all floor areas.

Total Ground floor area	395 sq.ft. (36.7 sq.m)
Kitchenette	73 sq.ft (6.78 sq.m)
	468 sq.ft. (43.48 sq.m)

TENURE

The premises are available by way of an effect full repairing lease for a term to be agreed at a commencing rent of £28,000 per annum plus VAT if applicable. There will also be a requirement for a 6 month rent deposit

Please note there will be a good management clause inserted in the lease to enable the landlord to have control over the use of the property both initially and in the future.

PLANNING

The property's use class has been incorporated into Class (E) of the 2020 amendment to the act Town and Country Planning Act.

Further enquiries should be made of Oxford City Council.

RATEABLE VALUE

The premises are rated under the 2026 list as having a rateable value of £16,750 This is NOT the rates you pay.

EPC

Awaiting up tp date EPC

VAT

All figures quoted exclude VAT where applicable.

LEGAL COSTS

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

VIEWING

Strictly by appointment through Bruce Raybould
07940 011438

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