



## 2a Windmill Road

Headington, Oxford, OX3 7BX

**Recently refurbished retail unit in thriving Oxford suburban location**

**756 sq ft**  
(70.23 sq m)

- Self-contained shop
- Busy location
- Kitchen
- Recently refurbished
- LED Lighting

## Summary

<b>Available Size</b>	756 sq ft
<b>Rent</b>	£30,000 per annum
<b>Business Rates</b>	Current Rateable Value: £21,000. Please note, the rateable values are subject to change from 1st April 2026
<b>Service Charge</b>	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
<b>Legal Fees</b>	Upon Enquiry
<b>EPC Rating</b>	D (95)

## Location

Situated approximately 2 miles from Oxford City Centre, Headington represents the principal eastern suburb of Oxford and is home 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 on the busy Windmill Road, close to its junction with London Road.

Neighbouring occupiers including Waitrose, Boots and Sainsbury's.

## Description

The premises comprise a recently refurbished ground floor retail unit arranged internally so as to provide an open plan sales area, with ancillary kitchen and WC.

The property has been subject to a recent refurbishment providing new LED Lighting, flooring and decorations.

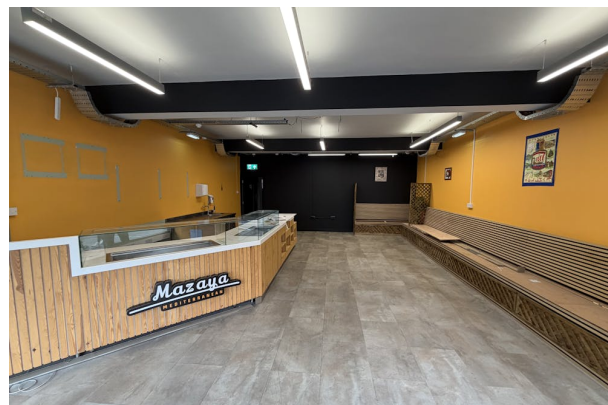
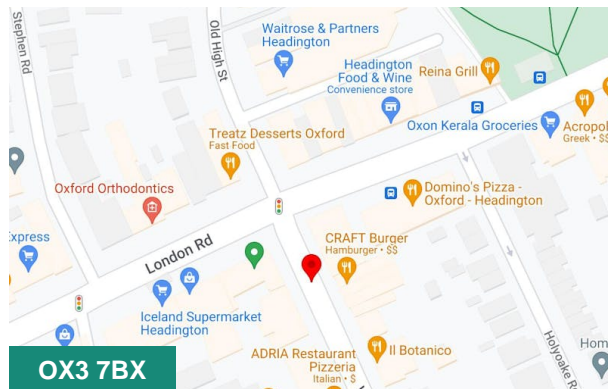
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	756	70.23	Available
<b>Total</b>	<b>756</b>	<b>70.23</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.

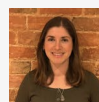


## Viewing & Further Information



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