

TO LET

Unit 79A

1,482 sq.ft

(137.7 sq.m)



SUBJECT TO VP

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UNIT 79A

97c-81a London Road
Headington, Oxford
OX3 9AA

Nearby Occupiers Include

cardfactory

CAFFÈ NERO

Holland
& Barrett

Boots

TESCO
express

UNIT 79A

97c-81a London Road

LOCATION

The subject property is located in the heart of Headington which is a popular suburb of Oxford, located approximately 2 miles east of the city centre. Headington provides a mix of residential neighbourhoods, major healthcare facilities and educational institutes. The John Radcliffe Hospital and Oxford Brookes University main campus are both located nearby. London Road is the main shopping destination and offers a vibrant mix of retail, café, restaurant, bar and convenience shopping serving a loyal and sizeable local shopping community.

DESCRIPTION

The unit occupies a highly prominent roadside position with a wide frontage onto London Road. There is limited availability in Headington with occupiers in the immediate vicinity including Tesco Express, Caffè Nero, Holland & Barrett, Boots and Sainsbury's. The property also benefits from a rear yard area which can be utilised for additional storage.

UNIT SIZE

Ground Floor Area: 1,482 sq.ft (137.7 sq.m).

RENT

£52,500 per annum + VAT.

RATEABLE VALUE

Rateable Value: £34,750. Rates Payable: £13,274.50. Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: approximately £3,000 per annum. Insurance: TBC

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



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Retail Units On-Site



5,895 sq.ft

Total Area



What Three Words
editor.sugar.ilee

UNIT 79A

SITE PLAN



Claudia Gasparro

020 7233 5255
07831 338014
CGasparro@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agents:



Olly Eades

07811 683 198
Olly.Eades@savills.com

Ryan Simpson

07812 686 388
Ryan.Simpson@savills.com

