

SUMMERTOWN, OXFORD

Unit 1 & 2, 274 Banbury Road

PRIME SHOP – TO LET FOLLOWING AMALGAMATION



LOCATION

Oxford is a globally renowned university city, serving as the principal retail, tourism and administrative centre of the County of Oxford.

This property is situated in Summertown, a highly affluent suburb of Oxford only three miles north of the city centre. Oxford Rail Station is only a 10 minute drive, which has a direct service to London Paddington in less than an hour.

The subject are situated amongst a prime position of Summertown, with **Majestic Wine**, **Tesco**, **Gail's** and **Daunt Books** acting as near adjacencies. Other nearby retailers include **M&S**, **Oliver Bonas** and **Sainsbury's**.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor: **1,390 sq ft** **129 sq m**

LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

QUOTING RENTAL

£86,500 pa.

SERVICE CHARGE

Unit 1: £2,380 pa
Unit 2: £2,540 pa

Total amount to be confirmed following amalgamation.

HANDOVER

The unit is to be handed over in a shell condition with capped services and a new shopfront.

RATING

The property is to be assessed for rates following the amalgamation of both units.

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

EPC

Available on request.

LEGAL COSTS

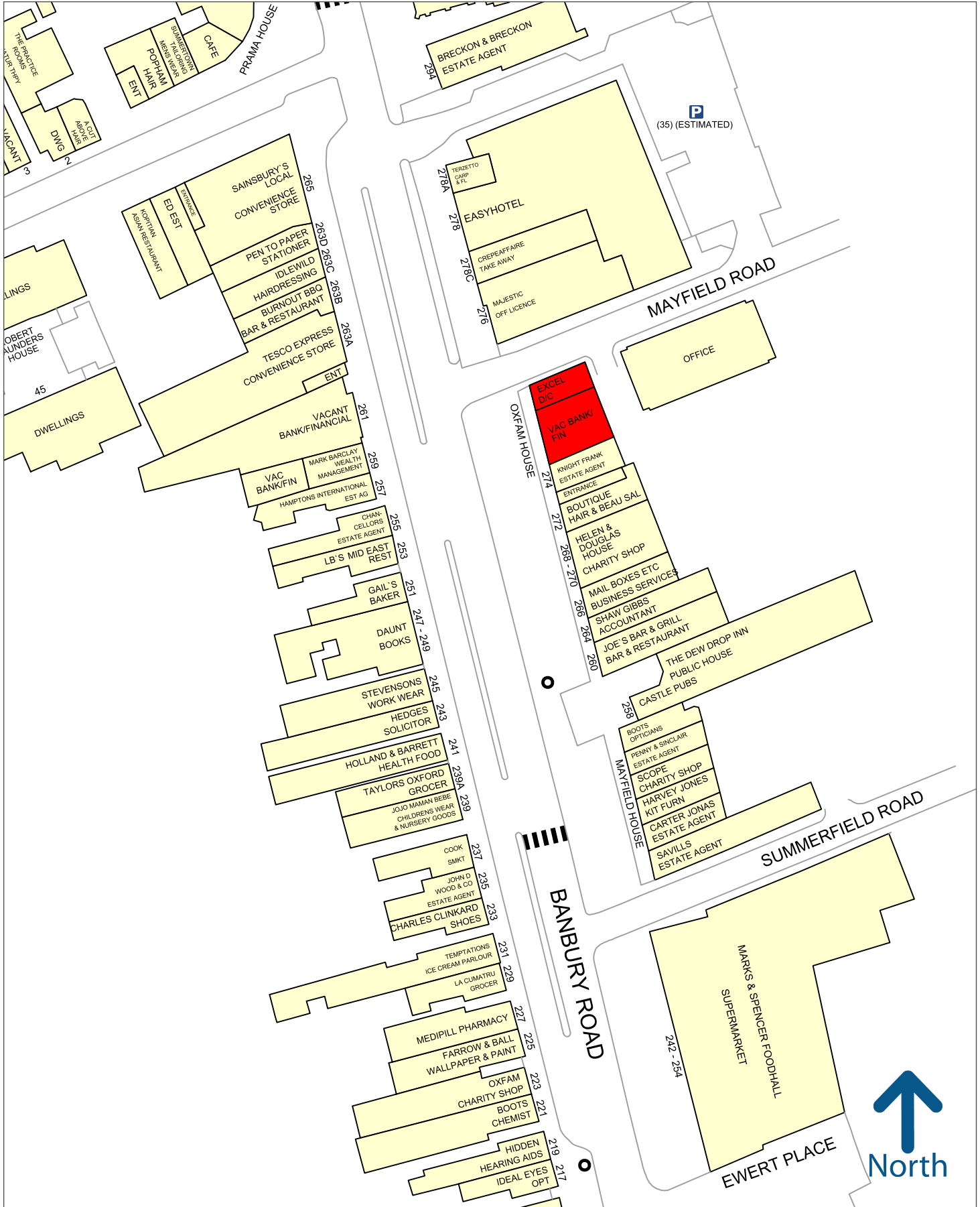
Each party shall be responsible for their own legal costs incurred in this transaction.

For More information, please contact one of the below agents:

Hugo Mackichan
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Alternatively, please contact our joint agent at CBRE.



50 metres

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