

# 25 High Street

Kidlington, Oxfordshire, OX5 2DH

Self-Contained Town Centre Class E Premises with 7 Car Parking Spaces





Sq Ft	Sq M	Rent Per Annum	Building Insurance	Business Rates Payable Per Annum	EPC
2,016	187.30	£35,000	£698.01	£16,966	D - 85

### Location

Kidlington is situated to the north of Oxford and is an established commercial location, offering excellent transport links and is close-by to Oxford Airport. The town is subject to substantial commercial and residential expansion at the current time; with a number of new developments and new housing schemes underway and planned.

The premises are situated within the heart of the pedestrianised area of the town centre, with surrounding occupiers such as Iceland, Superdrug, The Co-operative, Costa Coffee, Greggs and a Tesco's Superstore, as well as many other neighbourhood shops.

Substantial free parking is available adjacent to the premises; to the rear of High Street.

### Description

The property is a free-standing single storey unit, formerly occupied as a bank, constructed of facing-brick masonry walls, with pitched tiled roofs and a small section of flat roof to the rear. There is a rear service yard/parking area with space for 7 cars, as well as an area of pedestrianised forecourt to the front of the unit.

**Accommodation** (Measured in accordance with the current R.I.C.S. Code of Measuring Practice)

Floor	Use	Sq Ft	Sq M
Ground	Retail	1,123	104.33
	Ancillary	242	22.48
	Office	333	30.94
	Strong Room	318	29.55
	WCs & Kitchen	-	-
<b>Total</b>		<b>2,016</b>	<b>187.30</b>

### Terms

The premises are available on a new fully repairing and insuring lease at a rent of £35,000 per annum, exclusive of other outgoings and is subject to contract.

### VAT

We are advised that the premises are not opted for taxational purposes and therefore VAT will not be payable in addition to the rental figure.

### Business Rates

The rates payable for the 23/24 period equate to £16,966.00 per annum, based upon a rateable value of £34,000. Further information is available from White Commercial.

### Services

We understand all mains services are connected to the premises, including gas. None of these services have however been tested by the agents.

### Viewing and further information

Please contact Chris White & Harvey White

Email: [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk)  
and [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)

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Chris White

Harvey White

### FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email [info@whitecommercial.co.uk](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. April 2024.