

**OXFORD**

10A The Parade, OX5 1EE



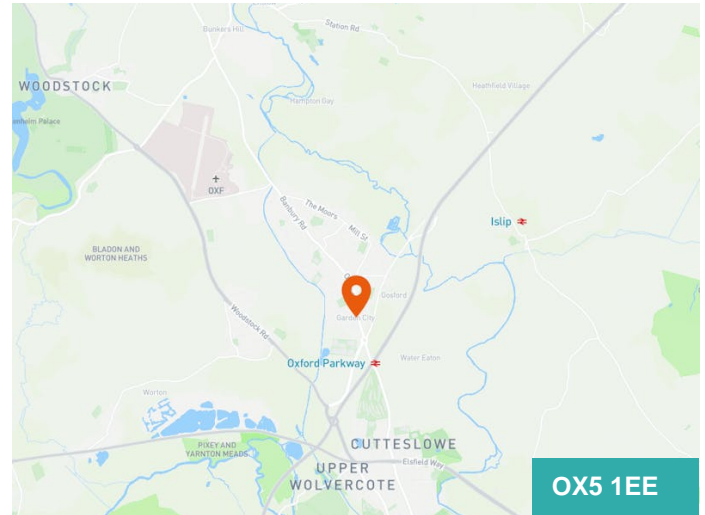
## RETAIL TO LET

**1,033 SQ FT**

- Great Public Transport
- Prominent Frontage
- Positioned on an Arterial Route

**A Prominent Unit with an Established Retail Parade**

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## Summary

<b>Available Size</b>	1,033 sq ft
<b>Rent</b>	£20,000 per annum
<b>Rates Payable</b>	£6,656 per annum
<b>Rateable Value</b>	£13,000
<b>EPC Rating</b>	Upon enquiry

## Description

The unit comprises a lock up retail premises within an established and prominent parade serving both local and destination customers. The property offers flexible accommodation with an excellent balance of front of house and ancillary space lending itself well to a number of uses.

The current layout provides for an office/reception area to the front of the unit with a staff WC and kitchenette behind and a large ancillary area to the rear. There is a pedestrian access to the rear of the unit.

## Location

The unit is located on The Parade adjacent to the Oxford Road and south of Kidlington Centre. Oxford Parkway Station is within walking distance.

The location benefits from excellent access to public transport links generally and ample parking to the front of the units. Nearby retailers include Sainsburys and The Post Office, amongst many others.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	513	47.66	Available
Ancillary	520	48.31	Available
<b>Total</b>	<b>1,033</b>	<b>95.97</b>	

## Viewings

Strictly by appointment only with the joint sole agents.

## Terms

The unit is available to let on the basis of a new lease for a term of years to be agreed.

## VAT

VAT will be charged at the appropriate rate where applicable.

## Legal Costs

Each party is to bear their own costs in this transaction.



**Clark Tersol**  
01865 597222  
07721 323307  
ctersol@vailwilliams.com



**Mike Watson**  
01865 597222  
mwatson@vailwilliams.com

**vailwilliams.com**

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