

OXFORD

10A The Parade, OX5 1EE



**Vail
Williams**



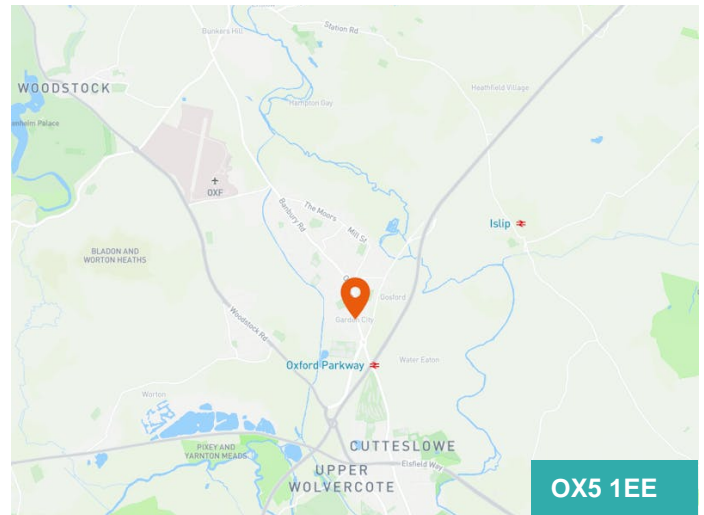
RETAIL TO LET

1,033 SQ FT

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

A Prominent Unit with an Established Retail Parade

vailwilliams.com



Summary

Available Size	1,033 sq ft
Rent	£20,000 per annum
Rates Payable	£6,656 per annum
Rateable Value	£13,000
EPC Rating	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
Total	1,033	95.97	

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 597 222
07721 323 307
ctersol@vailwilliams.com



Mike Watson
01865 597 222
mwatson@vailwilliams.com

vailwilliams.com

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 12/12/2024