

# OXFORD

19 Old High Street, OX3 9HS



## RETAIL TO LET

**1,545 SQ FT**

- Excellent Public Transport
- Double Frontage
- Close proximity to Headington High Street

**An Opportunity to Occupy a Prominent Retail Unit Close to  
Headington's High Street**

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## Summary

Available Size	1,545 sq ft
Rent	£27,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

## Description

The Unit comprises a lock up retail premises within close proximity to Headington High Street. The accommodation is flexible with 3 compartmentalised retail spaces, ancillary accommodation to the rear and a store to the side of the unit. Originally a residential property, the unit boasts a spacious sales area, providing scope for a wide range of uses, benefiting from good levels of natural light from a fully glazed frontage. Specification includes a kitchen, WC, LED lighting, and air conditioning.

## Location

The property is located off London Road on Old High Street which benefits from significant footfall from the popular Waitrose car park immediately behind the unit. London Road is extremely close by, with associated amenities and leisure facilities drawing further footfall.

Nearby retailers include Waitrose, Sainsburys and Tesco amongst many others.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	1,096	101.82	Available
Ancillary	449	41.71	Available
<b>Total</b>	<b>1,545</b>	<b>143.53</b>	

## Viewings

Strictly by appointment only with the sole agent.

## Terms

The unit is available by way of a new effective full repairing and insuring 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.

## EPC

Prior to the letting of the premises a valid EPC will follow.



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