

RETAIL UNIT TO LET

**jackson
criss**

West End House, 11 Hills Place
London W1F 7SE

+44(0)20 7637 7100
www.jacksoncriss.co.uk

COWLEY – 29 POUND WAY, TEMPLARS SQUARE SHOPPING CENTRE



TO LET

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

RENT

£25,000 per annum exclusive.

FLOOR AREAS	SQ FT	SQ M
Ground Floor:	1,135	105.45
First Floor:	721	66.98
Total:	1,856	172.43

SERVICE CHARGE

The service charge for 2020 is £12,720.22 per annum.

EPC

Available upon request.

RATEABLE VALUE

£24,500 (2017 assessment)
Occupiers will be entitled to 100% rates relief for the 2020/21 period.

SUBJECT TO CONTRACT & VACANT POSSESSION



- The centre forms Oxford's largest covered Shopping Centre.
- Retailers in close proximity include **Yours Clothing, New Look, Boots, GAME and Wilko**
- Under the new E Use Class the property could be used as a **shop, café, restaurant, nursery or gym** without the need for a planning application.

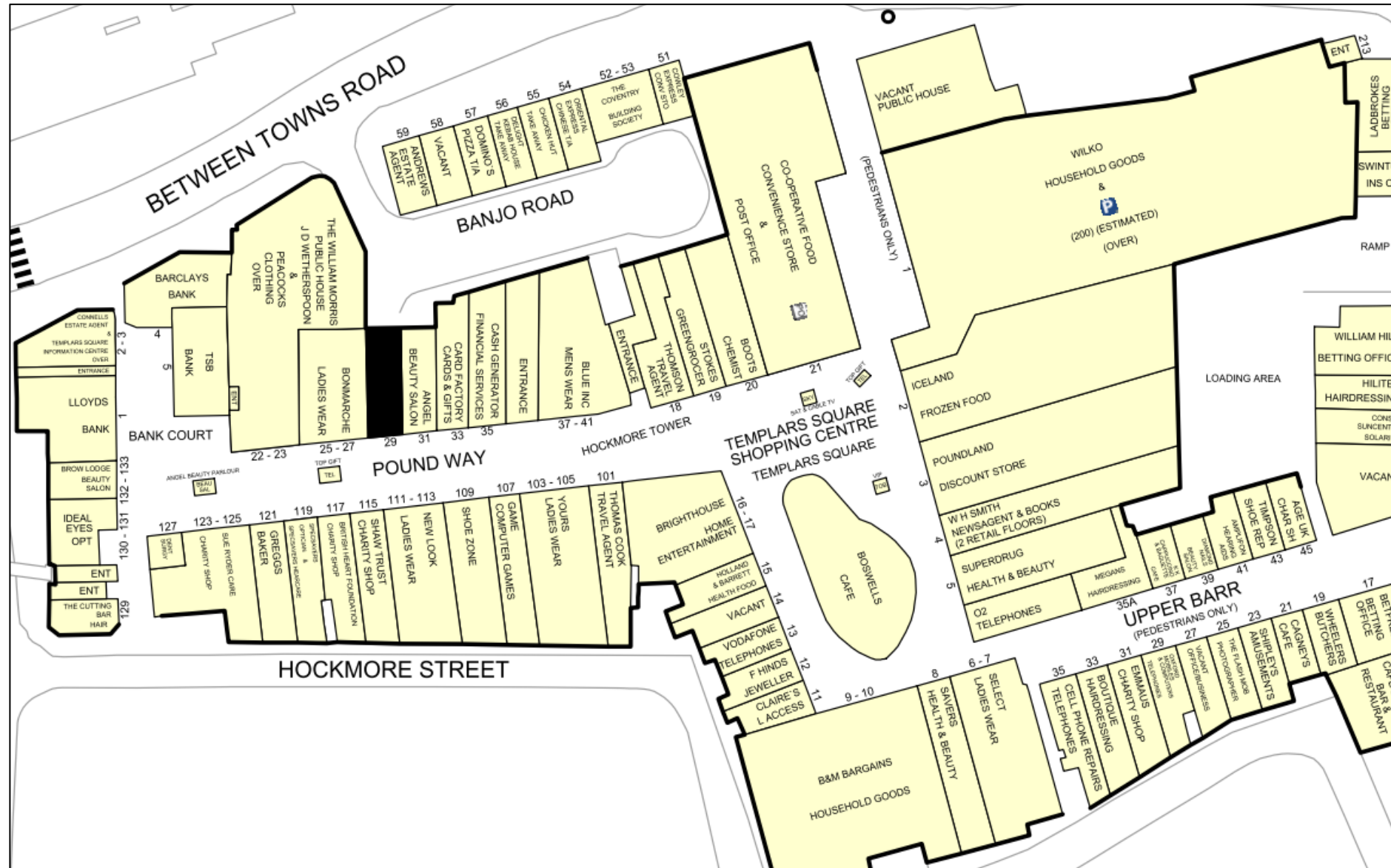
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VIEWING

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Money Laundering Regulations
Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

**NEW
RIVER**