



## COWLEY – 45 UPPER BAR, TEMPLARS SQUARE SHOPPING CENTRE

- The centre forms Oxford's largest covered Shopping Centre.
- Retailers in close proximity include Select, New Look, Boots, Poundland and Wilko.
- Under the new E Use Class the property could be used as a retail unit, Shop, café, restaurant, nursery or gym without the need for planning permission.

## RETAIL UNIT TO LET

### TO LET

The unit is available on a 5 year lease contract outside of the Landlord & Tenant Act 1954

### RENT

£27,500 per annum exclusive

### FLOOR AREAS SQ FT / SQ M

Ground Floor 675 / 62.71

### EPC

Available upon request.

### RATEABLE VALUE

£15,000  
(2017 assessment)

### SERVICE CHARGE

The service charge for 2023 is £1,992 pa approx.

### SUBJECT TO CONTRACT

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

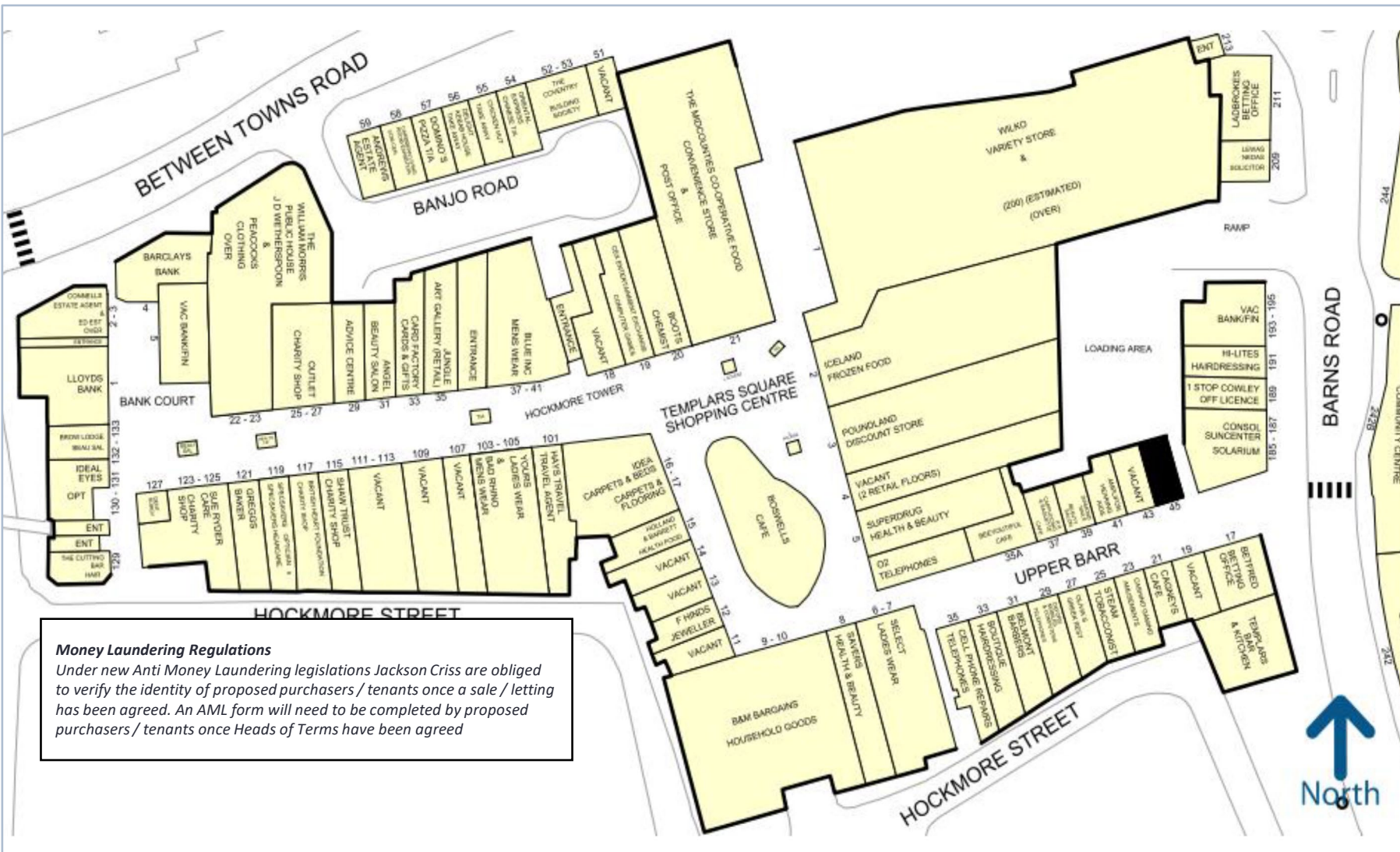


# JACKSON CRISS

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# 45 UPPER BAR, TEMPLARS SQUARE, COWLEY

# RETAIL UNIT TO LET



wetherspoon

Superdrug

GREGGS

Iceland

wilko

JACKSON  
CRISS

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