



RETAIL UNIT TO LET

TO LET

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

RATEABLE VALUE

£31,500 Occupiers will be entitled to 100% rates relief for the 2020/21 period.

RENT

£35,000 per annum exclusive.

SERVICE CHARGE

The service charge for 2020/21 is £2,276 per annum

FLOOR AREAS SQ FT / SQ M

Ground Floor: 1,495 138.80

RATES PAYABLE

£15,719

EPC

Available upon request.

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.

193 / 195 BARNS ROAD - COWLEY

- The centre forms Oxford's largest covered Shopping Centre.
- Anchor tenants inside of the scheme include Wilko, B&M, New Look and Boots.
- Upper Bar is the external mall at the Shopping Centre linking to the main bus terminal for the area. Retailers in the vicinity include a range of independent and regional occupiers and cafes
- 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.

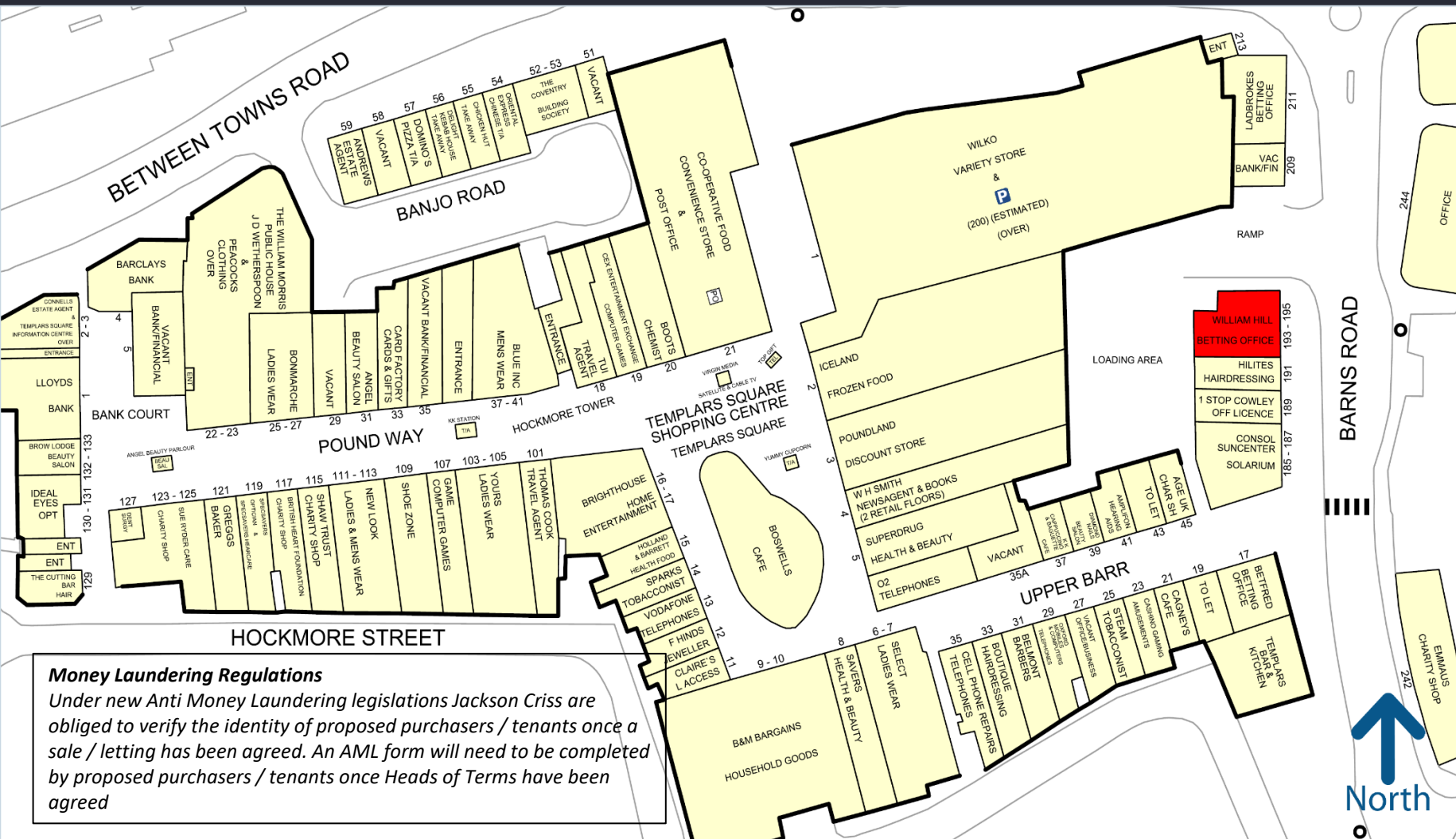


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RETAIL UNIT TO LET



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