



## 39-41 THE SQUARE, TEMPLARS SQUARE, COWLEY

- The centre forms Oxford's largest covered Shopping Centre.
- Retailers in close proximity include Yours Clothing, Boots, GAME.
- 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.

## 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.

### EPC

Available upon request.

### RATEABLE VALUE

£72,500 (2017 assessment)  
Occupiers will be entitled to 100% rates relief for the 2020/21 period.

### RENT

£55,000 per annum exclusive.

### FLOOR AREAS SQ FT / SQ M

Ground Floor:	2,689	249.81
First Floor:	1,884	175.02
Total:	4,573	424.84

### SERVICE CHARGE

The service charge for 2024/2025 is £41,811 per annum.

**SUBJECT TO CONTRACT  
SUBJECT TO VACANT  
POSSESSION**

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.

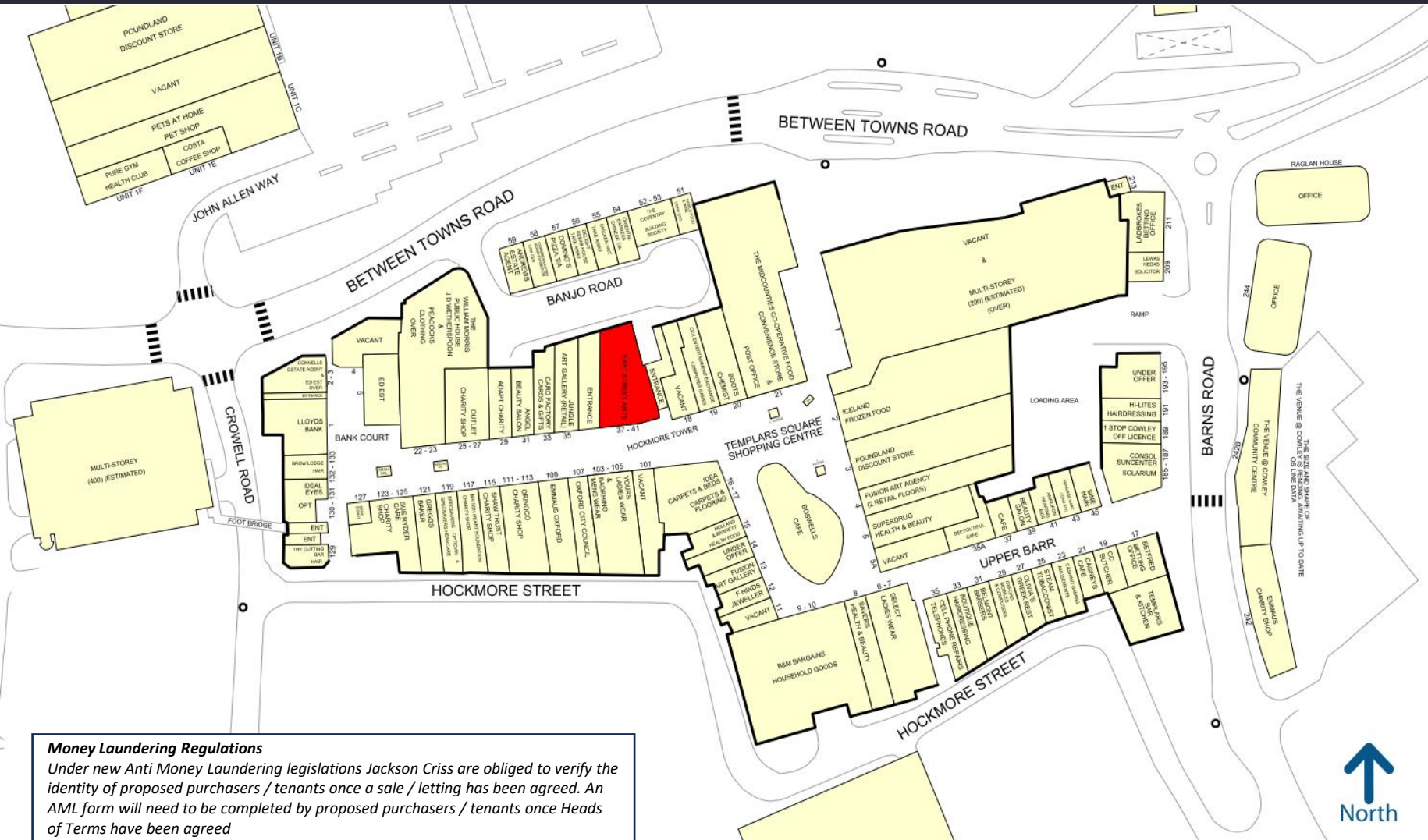


**JACKSON  
CRISS**

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# RETAIL UNIT TO LET



**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



## JACKSON CRISS

### VIEWING

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