



UNIT 21 THE SQUARE COWLEY (FORMER CO-OP)

- The centre forms Oxford's largest covered Shopping Centre.
- Retailers in close proximity include Select, New Look, Poundland
- 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

TERMS

Available by way of a new effectively full repairing and insuring lease for a term of 5 years.

RENT

Upon application

FLOOR AREAS

Ground Floor

SQ FT / SQ M

18,031 / 1,675

INSURANCE

£1,792

SERVICE CHARGE

The service charge for 2023 is approximately £114,663 per annum.

EPC

Available upon request.

RATEABLE VALUE

£151,000 (2023 Assessment)

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any relief that may be available.

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.

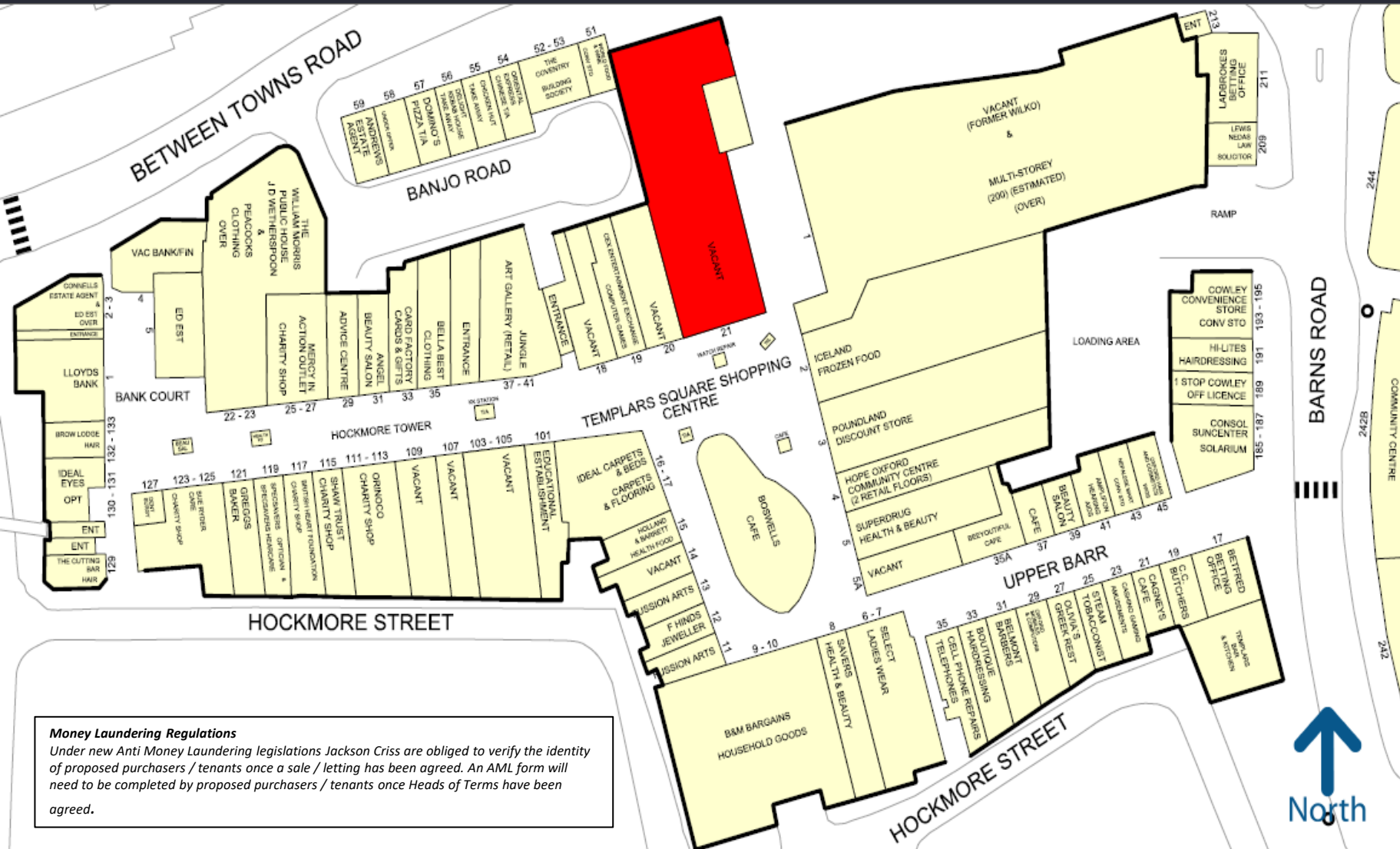


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RETAIL UNIT TO LET



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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