

TO LET

Carter Jonas



**114 LONDON ROAD
HEADINGTON
OXFORD
OX3 9AX**

**Prime Ground Floor Retail premises
available on the popular London Road,
Headington**

- 1,978 sq.ft / 183.72 sq.m
- Prime location
- Self contained unit
- Rear External Storage

LOCATION

London Road is one of the main routes into Oxford from the east and runs through the heart of Headington, which acts as a busy local centre. It provides easy access to the city centre, as well as the Oxford Ring Road and wider road network, including the A40 and M40.

The area is well served by public transport, with regular bus services running along London Road offering quick connections into the city centre, railway station and surrounding areas.

Headington itself has a good mix of shops, cafés and local services, used by both residents and those working nearby. The area is also supported by the presence of Oxford University Hospitals and Oxford Brookes University, which bring a steady level of activity and demand throughout the year.

DESCRIPTION

The property comprises a ground-floor, double-fronted retail unit with a glazed frontage providing good visibility. It offers a regular, open-plan layout with a well-sized sales area suitable for most retailers, complemented by extensive rear space for storage and staff facilities, including a kitchen and WC.

Additional external storage is available to the rear, though it is currently uncovered and only accessible via the shop.

ACCOMMODATION

The property provides the following approximate gross internal floor area:

	Sq Ft	Sq M
Retail	1,043	96.90
Staff / Storage	934	86.82
TOTAL	1,978	183.72

TERMS

The retail unit is available by way of a new effective full repairing and insuring lease on terms to be agreed.

RENT

£60,000 per annum exclusive.

BUSINESS RATES

The property has the following current assessment:

Description: Shop and Premises
Rateable Value: £29,750

Interested parties should make their own enquiries direct with the Local Authority.

EPC

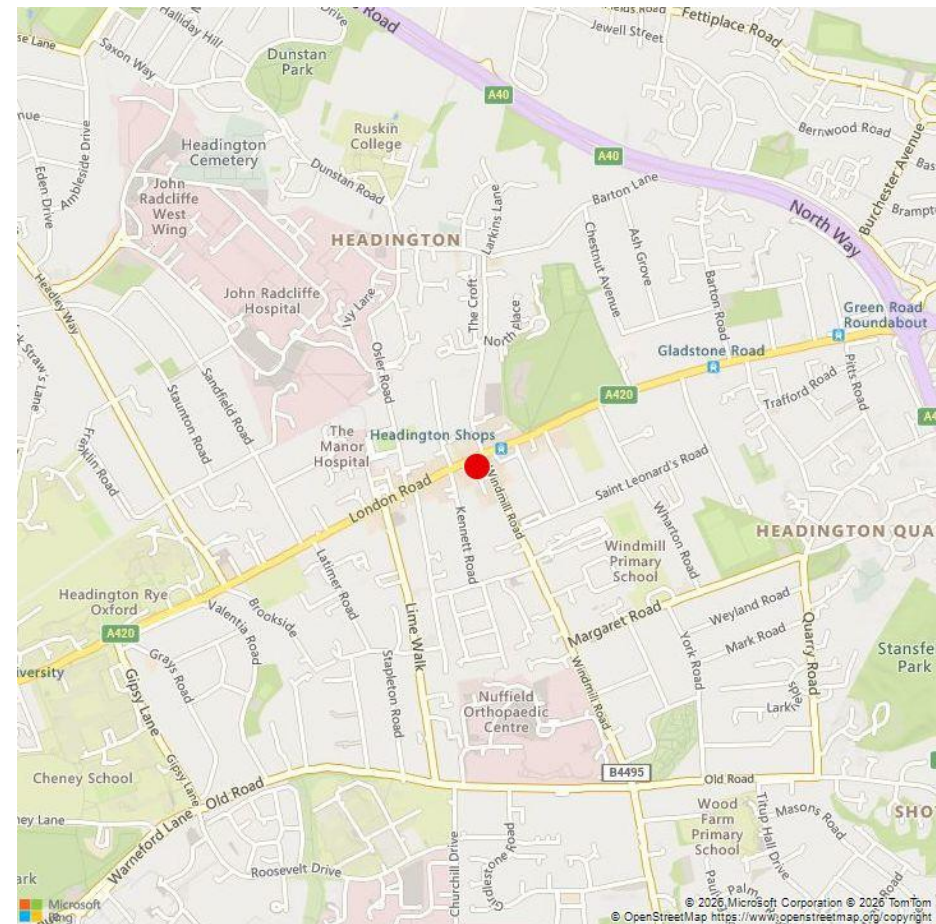
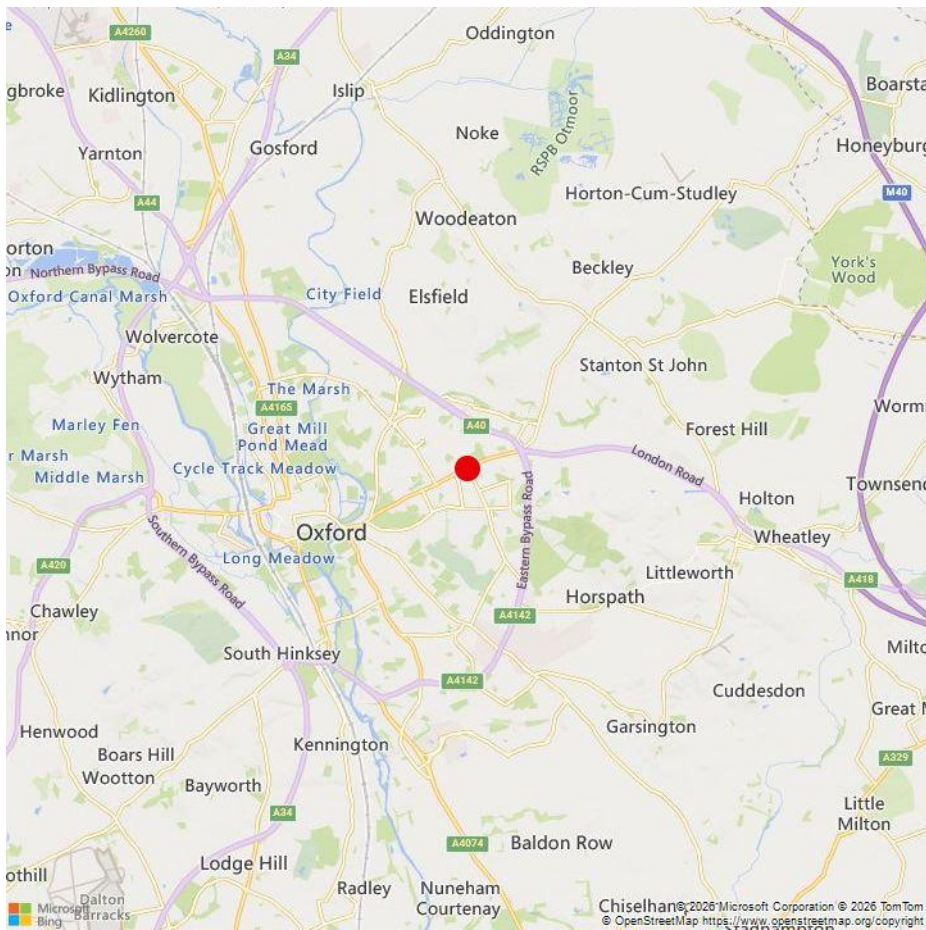
EPC Rating – 77 - D

Further details available on request.

VAT

VAT is applicable to the rent.

13.05.26



Viewing by appointment through the sole agent

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IMPORTANT INFORMATION

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