

TO LET

Carter Jonas



**205 COWLEY ROAD
OXFORD
OXFORDSHIRE
OX4 1XF**

**Double Fronted Retail premises available on the
popular Cowley Road**

- 2,483 sq.ft / 231 sq.m
- Prime position
- Self contained unit
- WC Facility
- Bicycle Parking at rear

LOCATION

Cowley Road is one of the main arterial roads leading into Oxford city centre from the eastern bypass. The Cowley Road area is a busy and vibrant commercial centre, with a wide range of shopping, leisure and community facilities serving a large number of local residents.

There are main bus routes to/from the city centre along Cowley Road, with the area being popular with students from both Oxford Brookes University and The University of Oxford.

The subject property is located slightly off the busiest part of the Cowley Road shopping area, opposite the O2 Academy, with the East Oxford Health centre to the rear and with this section otherwise being characterised by smaller independent restaurants and takeaways.

DESCRIPTION

The property is a 3-storey building with a brick façade under a mix of pitched metal and flat felt roof constructed around 2011 and provides over 30 student accommodation rooms and a self-contained retail unit fronting Cowley Road.

The retail accommodation offers the following specification:

- Fluorescent Recessed Lighting
- WC
- DDA WC
- Full Height Double Glazed Frontage
- Staff Room
- 3 Phase power
- Bicycle Parking
- Bin Store

ACCOMMODATION

The property provides the following approximate gross internal floor area:

	Sq Ft	Sq M
TOTAL	2,483	230.74

TERMS

The retail unit is available by way of a new lease on terms to be agreed.

RENT

Rent on application.

BUSINESS RATES

The property has the following current assessment:

Description: Shop and Premises
Rateable Value: £54,500

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

EPC

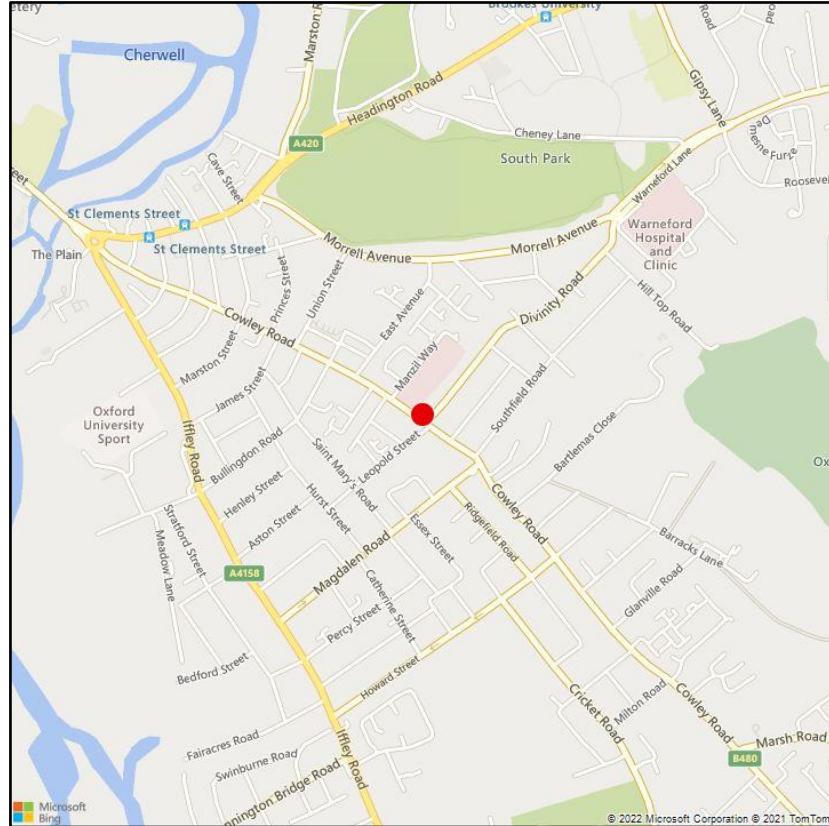
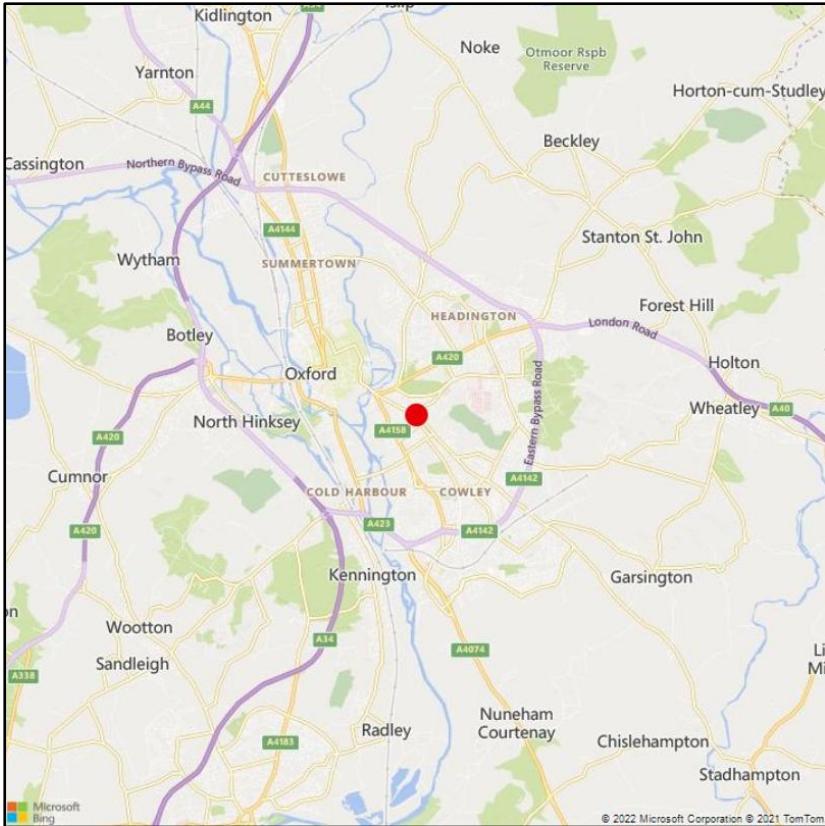
EPC rating TBA.

Further details available on request.

VAT

VAT is applicable to the rent.

01.10.25



Viewing by appointment through the sole agent

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IMPORTANT INFORMATION

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