

# TO LET

# Carter Jonas



**233 BANBURY ROAD  
OXFORD  
OXFORDSHIRE  
OX2 7HN**

**PROMINENT RETAIL PREMISES, CENTRALLY  
LOCATED ON SUMMERTOWN'S FAVOURED  
WESTERN PARADE**

- 2,435 sq ft / 226 sq m
- Self Contained Retail Unit
- 'White Box' condition
- Available August 2026
- Not VAT Elected

## LOCATION

The property is located on Banbury Road, in Summertown, North Oxford, an affluent and popular neighbourhood.

Summertown is approximately one mile south of the Oxford Ring Road and 1.5 Miles North of Oxford City Centre. It benefits from excellent public transport links into the city centre as well as to the Oxford Parkway train station linking to London Marylebone within an hour.

The parade has a wide range of both independent and national chains including Gails, M&S Foodhall, Oliver Bonas, Daunt Books and Farrow & Ball.

## DESCRIPTION

The retail unit is located on the ground floor of the building and includes a traditional open plan retail area at the front, a rear store and amenity area, as well as further basement storage space.

The retail unit currently benefits from the following specifications:

- Spotlighting
- Double glazed frontage
- Staff room
- WC

The unit will be presented in shell condition following vacation of the current tenants with the exact condition to be confirmed.

## ACCOMMODATION

The property provides the following approximate gross internal floor area:

|       | Sq Ft | Sq M |
|-------|-------|------|
| TOTAL | 2,435 | 226  |

## TERMS

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

## RENT

£58,000 per annum (exclusive of all other outgoings).

## BUSINESS RATES

The property has the following current assessment:

Description: Shop and Premises

Rateable Value: £55,000

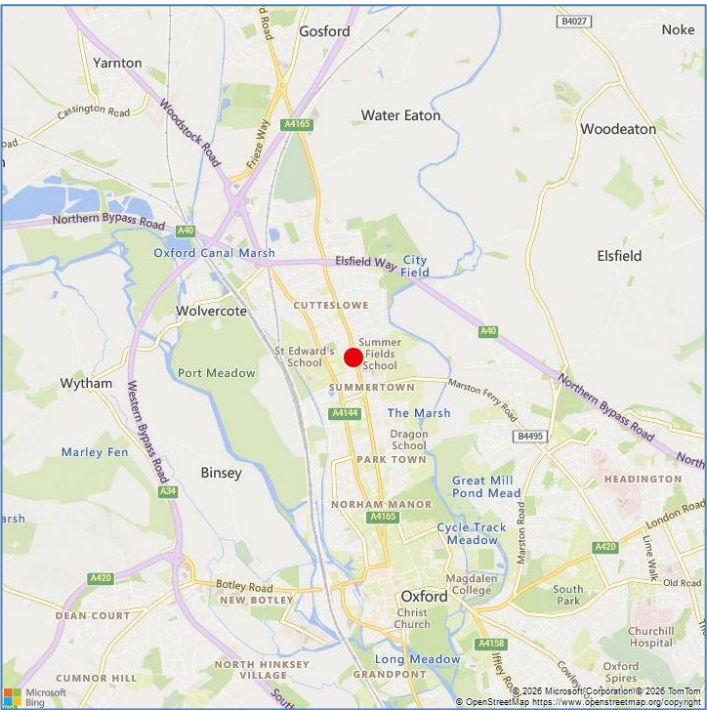
Interested parties should make their own enquiries direct with the Local Authority.

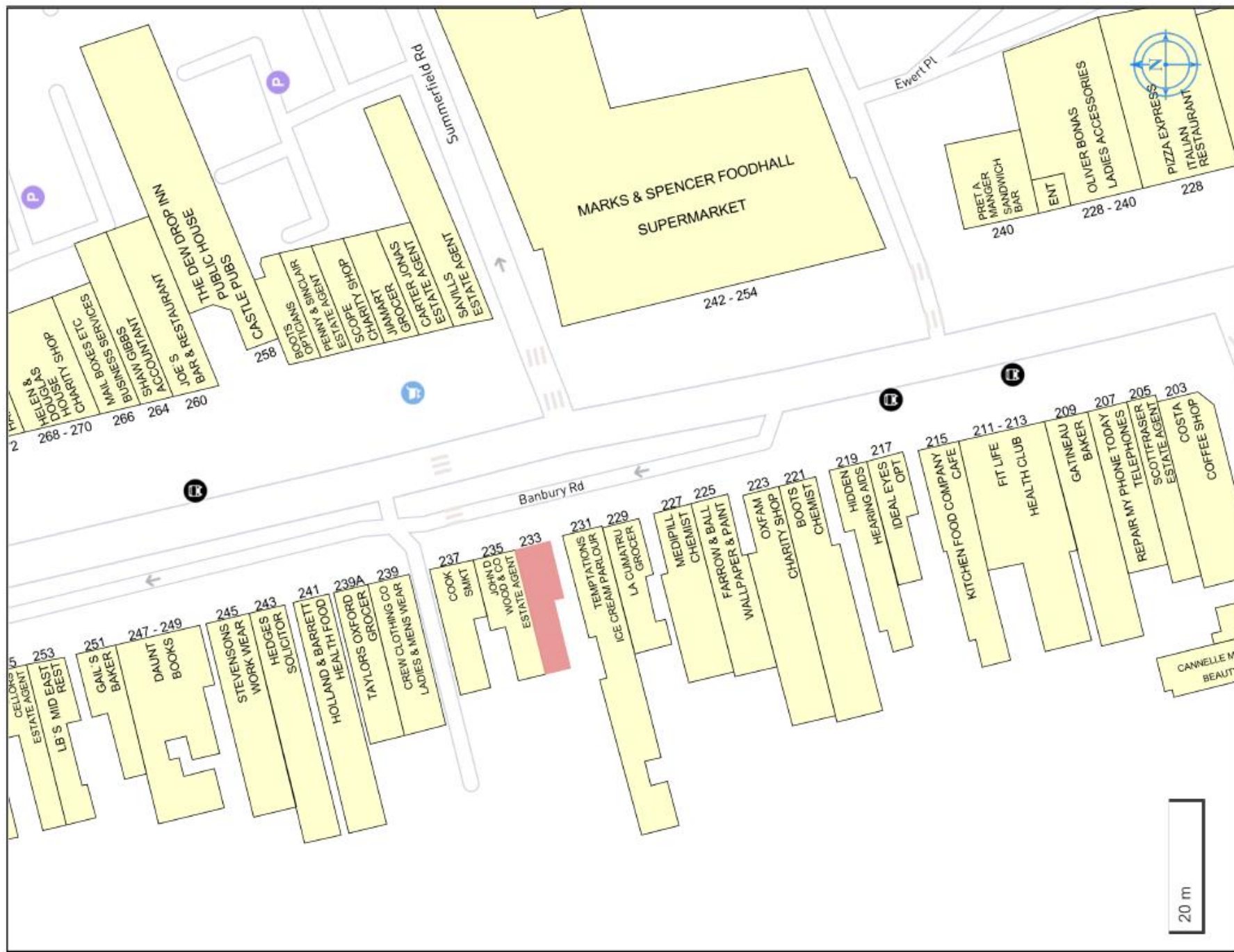
## EPC

EPC rating – B46. Further details on application.

## VAT

We understand from our client that this property is not elected for VAT.







### **Viewing by appointment through the sole agent**

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### **IMPORTANT INFORMATION**

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