

TO LET

Carter Jonas



**29 WALTON STREET
OXFORD
OXFORDSHIRE
OX2 6AA**

**Double fronted retail premises available on
Walton Street, Jericho.**

- 614 sq.ft / 57.05 sq.m
- Prominent Position
- Self Contained Retail Unit
- WC Facility
- Not VAT Elected

LOCATION

The property is located on Walton Street in Jericho, Oxford, a popular vibrant part of Oxford containing a mix of residential and retail uses. The property is positioned slightly away from Jericho's main retail parade, adjacent to Little Clarendon Street, providing excellent prominence and visibility.

Jericho is well located approximately half a mile from both the City Centre and the railway station and less than two miles from the ring road and the A34 which connects Oxford to the M40 and M4.

DESCRIPTION

The retail unit is located only on the ground floor of the building. The unit has an open plan retail area with several rooms located on a split-level design.

The retail unit benefits from the following specifications:

- Spotlighting
- WC
- Double glazed frontage
- Staff room
- Recently redecorated

ACCOMMODATION

The property provides the following approximate gross internal floor area:

	Sq Ft	Sq M
TOTAL	614	57.05

TERMS

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

RENT

£25,000 per annum

BUSINESS RATES

The property has the following current assessment:

Description: Shop and Premises

Rateable Value: £15,000

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

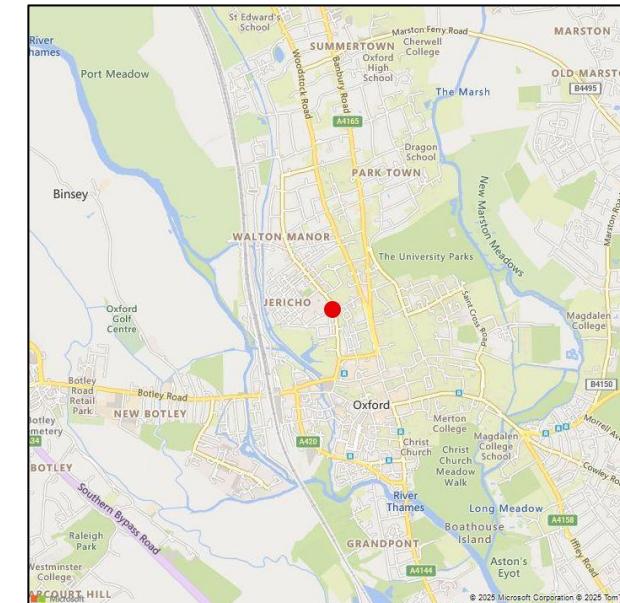
EPC

EPC rating C 71.

Further details available on request.

VAT

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





Viewing by appointment through the sole agent

Elliot Lusby-Park

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IMPORTANT INFORMATION

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