

TO LET

## RETAIL UNIT

696 sq.ft (65 sq.m)

- Ground floor retail unit
- Prime Trading Pitch within Busy Oxford Suburban Location
- Neighbouring occupiers including Tesco Express, Starbucks, Sainsbury's Local



**79 London Road, Headington, Oxford, Oxfordshire,  
OX3 9AA**

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# 79 London Road, Headington, Oxford, Oxfordshire, OX3 9AA

## DESCRIPTION

The premises comprise a ground floor retail unit arranged so as to provide an open plan sales area, stock room and ancillary w.c. and store. Externally, the unit gives access onto a small paved courtyard to the rear.

- Air conditioning
- Modern shop front
- Retractable awning
- Vinyl flooring

## AREAS (approx. NIA)

	Sq.ft	Sq.m
Sales Area	534	49.59
Stock Room	129	12.00
Store	33	3.10
<b>TOTAL</b>	<b>696</b>	<b>64.69</b>

## LOCATION - OX3 9AA

Situated 2 miles from Oxford City Centre, Headington represents the principal eastern suburb of Oxford and is home a substantial residential population, a large student community, Oxford Brookes University itself and the majority of the city's hospitals.

The subject premises occupy a prominent position within the prime trading pitch on the busy London Road, with neighbouring occupiers including Tesco Express, Starbucks, Sainsbury's Local, Holland and Barrett and Boots.

## SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

## TERMS

The premises are to let on a new lease for a term to be agreed.

## ENERGY PERFORMANCE

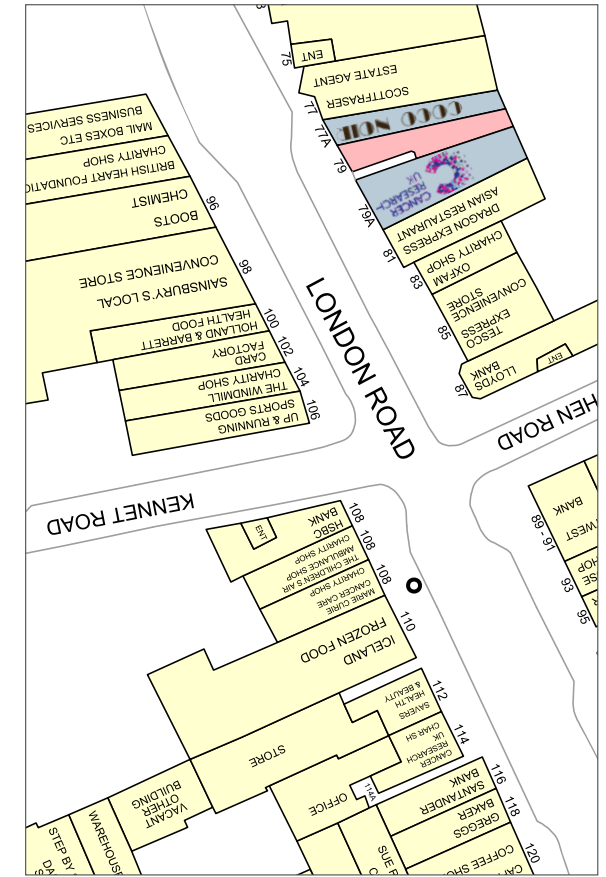
Further information available upon request.

## PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



## VIEWING

Strictly via prior appointment with the appointed agents:

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