

RETAIL UNIT TO LET

jackson
criss

West End House, 11 Hills Place
London W1F 7SE

+44(0)20 7637 7100
www.jacksoncriss.co.uk

COWLEY – 37-41 POUND WAY, TEMPLARS SQUARE SHOPPING CENTRE



TO LET

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

RENT

£67,500 per annum exclusive.

FLOOR AREAS	SQ FT	SQ M
Ground Floor:	2,689	249.81
First Floor:	1,884	175.02

SERVICE CHARGE

The service charge for 2017 is approximately £32,602 per annum.

EPC

Available upon request.

RATEABLE VALUE

£80,000 (2017 assessment)

SUBJECT TO CONTRACT & VACANT POSSESSION



- The centre forms Oxford's largest covered Shopping Centre.
- Retailers in close proximity include **Yours Clothing, New Look, Boots, GAME and Wilko.**

IMPORTANT NOTICE: Jackson Criss, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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VIEWING

Michael Lockhart

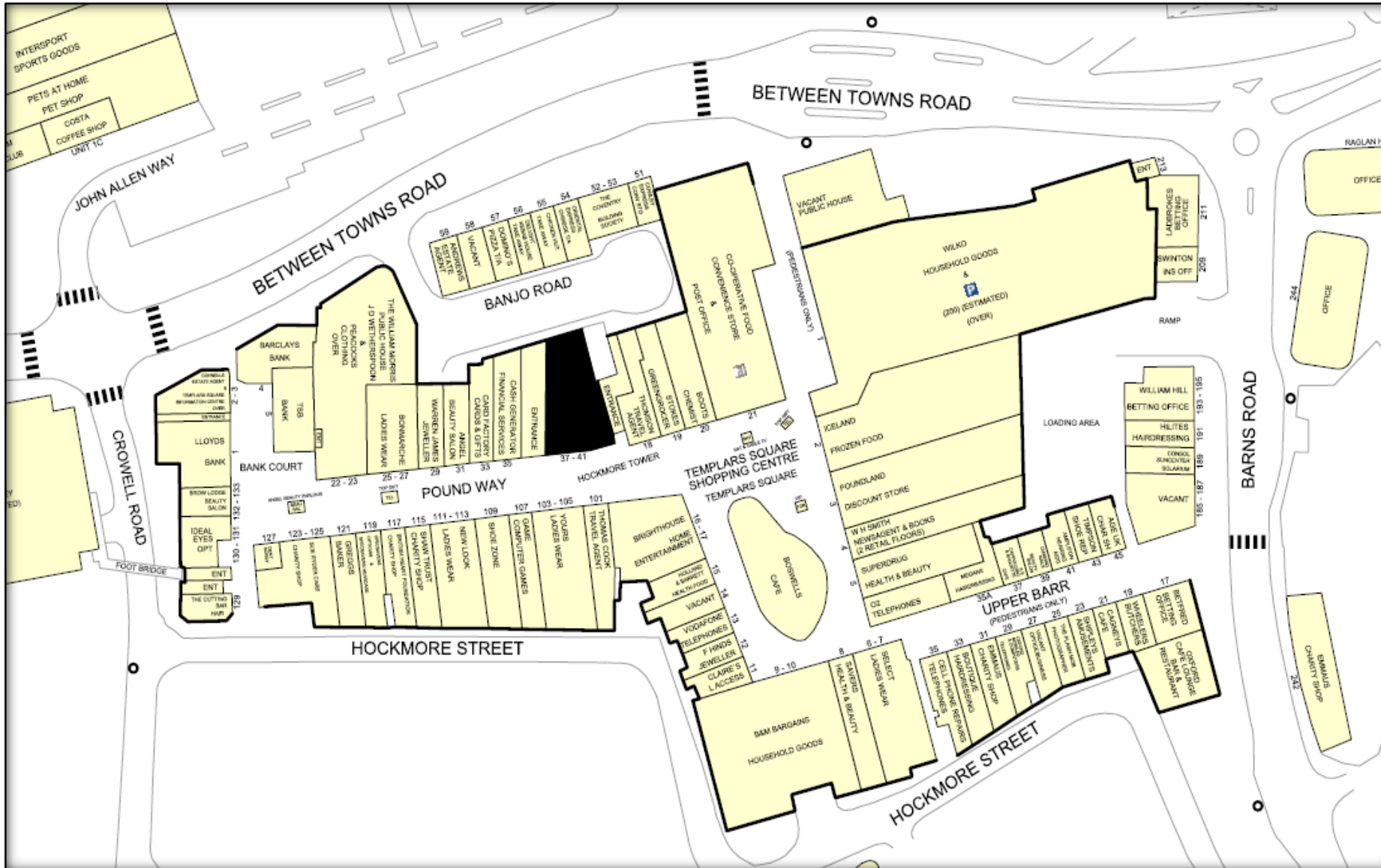
020 7637 7100

mlockhart@jacksoncriss.co.uk

Liam Jones

020 7637 7100

liamj@jacksoncriss.co.uk



**NEW
RIVER**