

TO LET

Carter Jonas



**NORTH AND SOUTH BUILDINGS
EWERT PLACE
SUMMERTOWN
OXFORD OX2 7BD**

Rarely available educational opportunity

- 4,986 sq.ft / 463 sq.m
- Private position in heart of Summertown
- Adjoining buildings with secluded courtyard

LOCATION

Ewert Place is situated just off Banbury Road in the heart of Summertown, one of Oxford's most popular locations. Banbury Road is a main arterial route linking the city centre (approximately 1.5 miles) with the northern suburbs of Oxford and outlying villages and towns. A number of major bus routes run along Banbury road connecting with the new Oxford Parkway train station serving London Marelybone approximately 2 miles to the north.

Summertown has a wealth of local and national shops, restaurants and amenities including the Ferry Leisure Centre, situated approximately 500 metres from the property.

DESCRIPTION

The property comprises two adjoining buildings originally dating back to the 19th century together with more recent extensions. It is set back from the main road with gated access leading to a private courtyard.

Internally the property provides classroom accommodation together with ancillary offices, toilet and kitchen facilities, being arranged over ground and first floor, together with a small cellar.

The premises are now vacant as the previous tenant has now vacated.

ACCOMMODATION

The buildings provide the following approximate net internal floor areas:

	Sq Ft	Sq M
First Floor	2,499	232
Ground Floor	2,322	216
Cellar	165	15
TOTAL	4,986	463

TENURE / USE

The premises are available by way of a new full repairing and insuring sublease on terms to be agreed.

The use of the premises is restricted to educational purposes only.

TERMS

We are instructed to quote a rental of £105,000 p.a.x (based on a rental of £22.00 psf) and being subject to a refurbished condition.

BUSINESS RATES

The 2017/18 Rateable Value shows a draft figure of £67,000

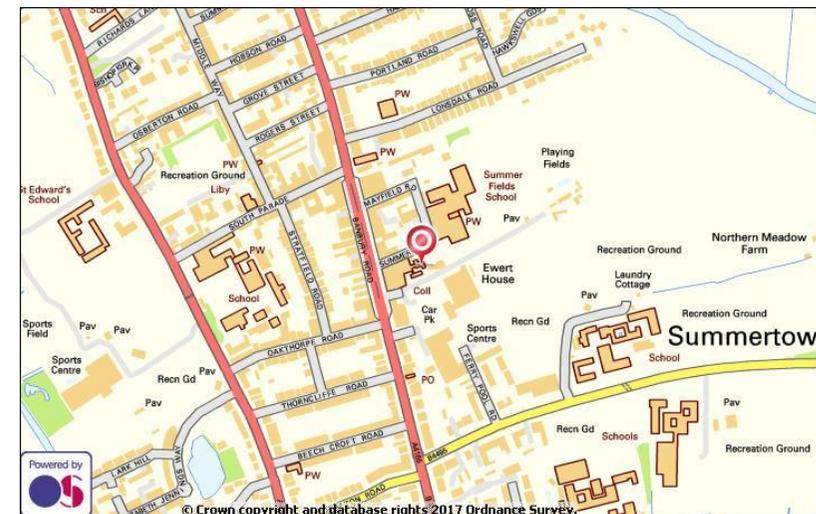
Interested parties should make their own enquiries with Oxford City Council in this regard.

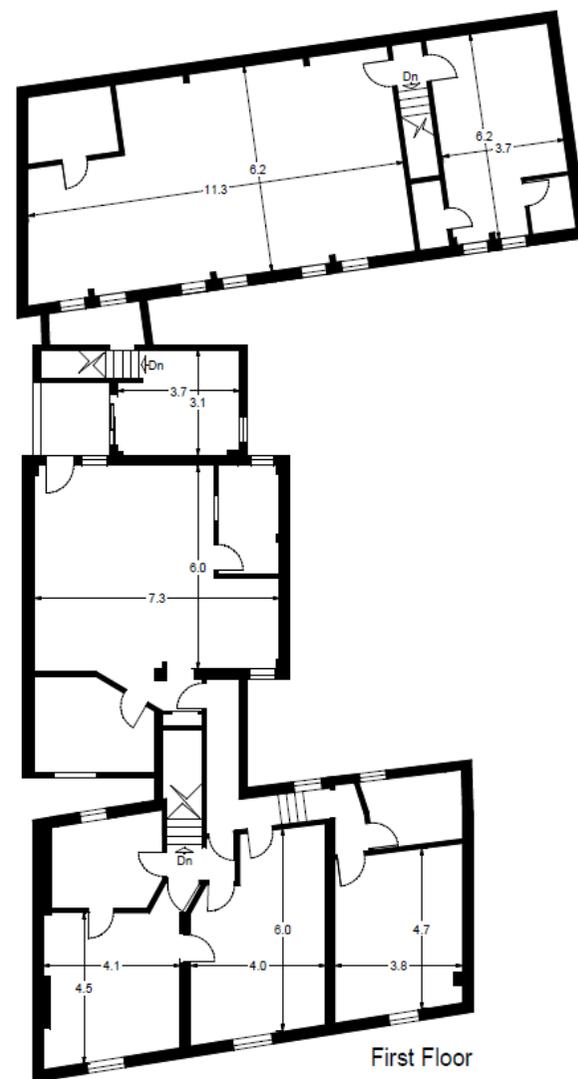
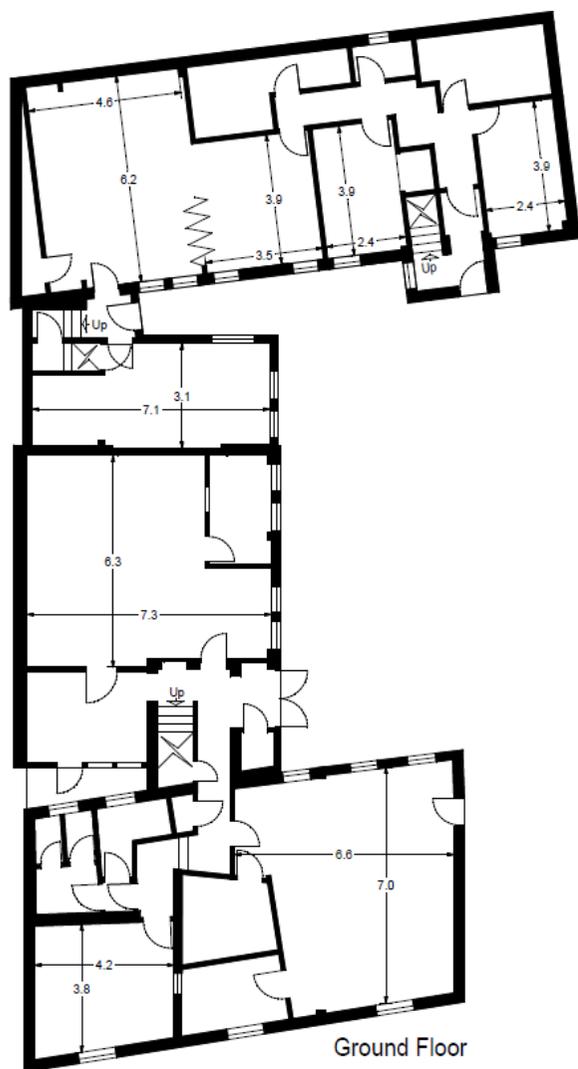
EPC

EPC rating – to be confirmed

VAT

All figures quoted are exclusive of VAT where applicable.





Dimensions shown are approximate and for guidance only



Viewing strictly by appointment only as the premises are still operated as a school.

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IMPORTANT INFORMATION

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