



## 4 THE SQUARE, TEMPLARS SQUARE, COWLEY

- The centre forms Oxford's largest covered Shopping Centre.
- Retailers in close proximity include Poundland, Superdrug and Iceland.
- Following the introduction of the E Use Class the property could be used as a retail unit, café, restaurant, nursery or gym without the need for planning permission.

## RETAIL UNIT TO LET

### TO LET

The unit is available on a 5 year lease contracted outside of the Landlord & Tenant Act 1954

### RENT

Upon application

### FLOOR AREAS SQ FT / SQ M

Ground Floor: 5,810 / 539.77

### RATEABLE VALUE

£65,500  
(2017 assessment)

### SERVICE CHARGE

The service charge for 2024 is £57,784 pa.

### EPC

Available upon request.

### SUBJECT TO CONTRACT

### SUBJECT TO VACANT POSSESSION

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.



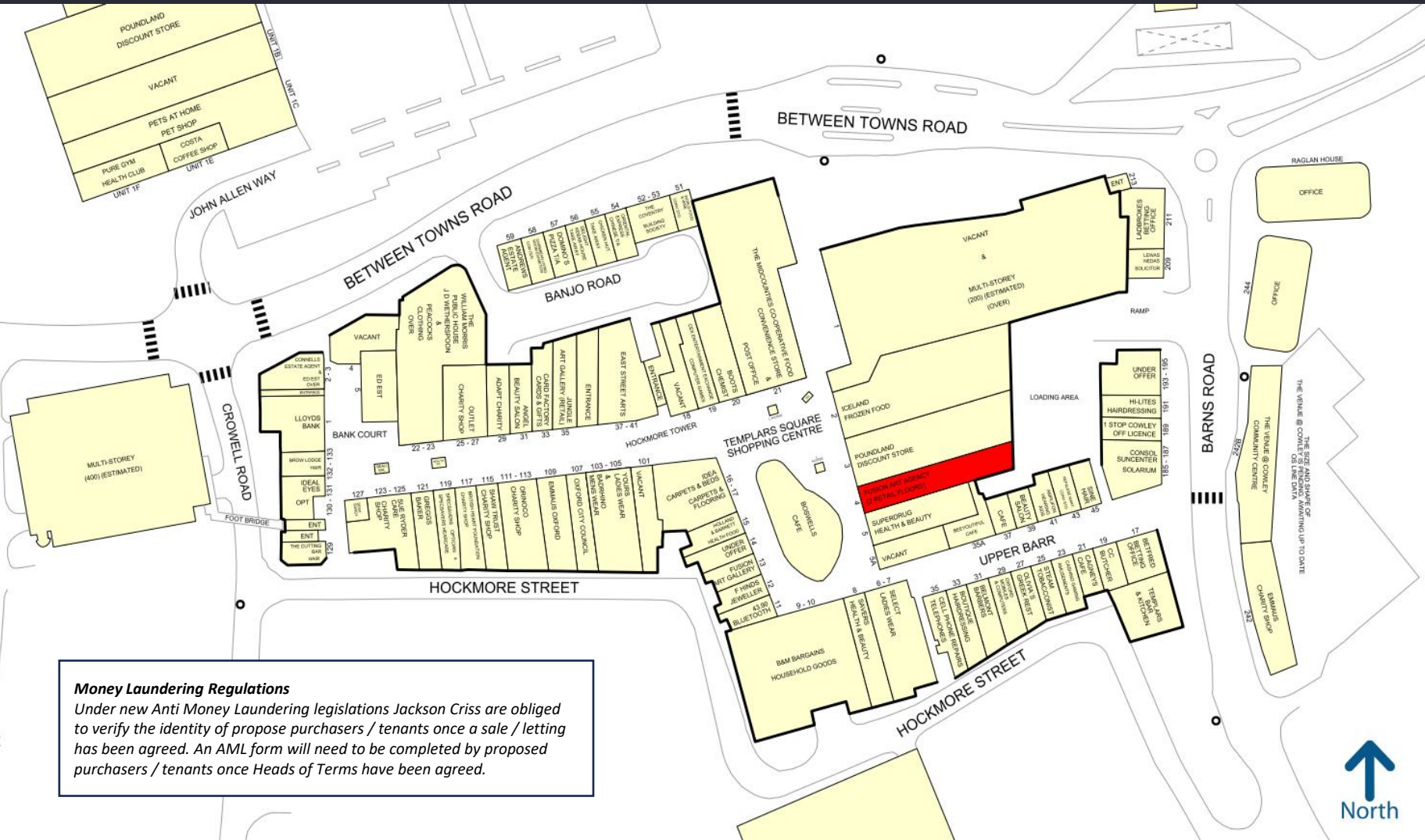
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CRISS**

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# RETAIL UNIT TO LET



### Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of propose purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



wetherspoon

Superdrug



Iceland

♥ YOURS

## JACKSON CRISS

### VIEWING

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