



Unit 1

Holyoake Hall, Oxford, OX3 9ED

Retail unit located at the heart of Headington

472.60 sq ft
(43.91 sq m)

- Prime frontage on London Road
- High levels of passing foot and vehicle traffic
- Suitable for a range of retail uses
- Surrounded by established occupiers
- Excellent connectivity to Oxford city centre

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Summary

Available Size	472.60 sq ft
Rent	£25,000 per annum
Rates Payable	£7,020 per annum
Rateable Value	£16,250
Service Charge	Upon application
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	E

Location

Situated approximately 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.

Benefitting from a prominent frontage onto London Road, the unit enjoys excellent visibility in a well-established commercial parade, surrounded by a mix of national brands such as Betfred and Dominoes, cafés, and thriving local enterprises. The area is popular with students, professionals, and residents alike, ensuring a consistent and diverse customer base throughout the day.

Description

Unit 1A at Holyoake Hall offers a compact and highly versatile retail space, ideal for a range of occupiers.

Internally, the space is well-proportioned and adaptable, allowing occupiers to tailor the layout to suit a variety of uses (subject to the necessary consents).

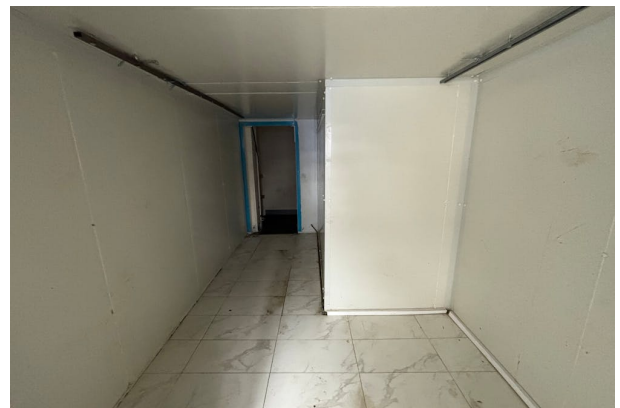
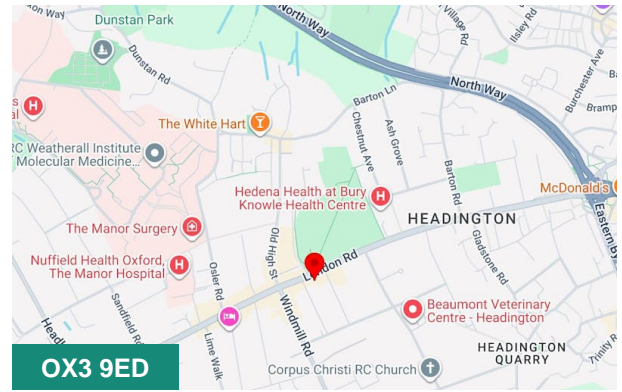
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Shop	472.60	43.91	Available
Total	472.60	43.91	

Terms

Occupation will be granted on the basis of a new effective full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.



Viewing & Further Information



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