

300 Abingdon Road  
Oxford OX1 4TE

VSL



**Key features:**

- Prominent location on A4144 Abingdon Road – 1 mile from Oxford
- Extensive forecourt parking and rear yard
- Car showroom but suitable for other uses subject to planning

**To Let**

Ground Floor Area: 3,700 Sq ft (343.74 Sq m)  
Site Area 11,000 Sq ft (1,022 Sq m) Approximately  
Roadside Retail/Showroom Opportunity

**01865 848488**

**[www.vslandp.com](http://www.vslandp.com)**

## LOCATION

300 Abingdon Road is situated in an extremely prominent position on the A4144 Abingdon Road approximately one mile from Oxford city centre and half a mile from the A423 Oxford Eastern Bypass. Nearby occupiers include Tesco Express and National Tyres.

## DESCRIPTION

The unit provides sales and showroom accommodation and provides ground floor workshop space. There is ample parking for up to 20 vehicles and also a large rear yard which is currently accessed through the workshop. Features include:-

- Internal offices
- WC facilities
- First floor part storage
- Kitchen

An ideal opportunity for car showroom or other uses subject to planning.

## ACCOMMODATION

The premises provide the following approximate gross internal areas:-

	Sq Ft	Sq M
Sales/showroom	2,060	191
Ground floor sales workshop/showroom	1,330	123
<b>Total potential sales/showroom</b>	<b>3,390</b>	<b>315</b>
Ground floor ancillary	105	10
First floor storage	870	81
<b>Total</b>	<b>4,365</b>	<b>405</b>

## LEASE TERMS

A new lease for a term of years to be agreed at a quoting rent of **£47,500 per annum exclusive**.

## BUSINESS RATES

Rateable Value (2017): £36,500  
2020/21 Multiplier: 0.499

*All rateable values should be verified by the incoming party with the Local Authority.  
Further information from [www.voa.gov.uk](http://www.voa.gov.uk)*

## SERVICE CHARGE

N/A

## VAT

All figures within these terms are exclusive of VAT, where chargeable.

## LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

## VIEWINGS

Strictly by appointment with the joint letting agents:

Richard Venables/Will Davis  
**VSL & Partners**

Mark Tindale  
Johnson Fellows

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## ENERGY PERFORMANCE CERTIFICATE

*Rating E*

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SUBJECT TO CONTRACT

updated: August 20