

Town Centre Retail Premises with 7 Car Parking Spaces
25 High Street
Kidlington, Oxfordshire, OX5 2DH

TO LET



Ground Floor of 2,016 sq ft (187.30 sq m)
TO LET - £35,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

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Sq Ft	Sq M	Current Use	Floor	Rent Per Annum	Building Insurance Per Annum	Rates Payable Per Annum	EPC Rating
2,016	187.30	Class E	Ground	£35,000	£698.01	£15,593.75	D - 85

Location

Kidlington is situated to the north of Oxford and is an established commercial location, offering excellent transport links and is close-by to Oxford Airport. The town is subject to substantial commercial and residential expansion at the current time; with a number of new developments and new housing schemes underway and planned.

The premises are situated within the heart of the pedestrianised area of the town centre, with surrounding occupiers such as Iceland, Superdrug, The Co-operative, Costa Coffee, Greggs and a Tesco's Superstore, as well as many other neighbourhood shops.

Substantial free parking is available adjacent to the premises; to the rear of High Street.

Description

The property is a free-standing single storey unit, formerly occupied as a bank, constructed of facing-brick masonry walls, with pitched tiled roofs and a small section of flat roof to the rear. There is a rear service yard/parking area with space for 7 cars, as well as an area of pedestrianised forecourt to the front of the unit.

Accommodation (Measured in accordance with the R.I.C.S. Code of Measuring Practice)

Floor	Use	Sq M	Sq Ft
Ground	Retail	104.33	1,123
	Ancillary	22.48	242
	Office	30.94	333
	Strong Room	29.55	318
	WC's & Kitchen	-	-
Total Ground Floor		187.30	2,016

Terms

The property is available on a new fully repairing and insuring lease at a rental of £35,000 per annum, exclusive of VAT and other outgoings, subject to contract.

Services

Mains water, electricity, gas and drainage are connected to the property.

We advise none of these services have been tested by the agents.

Business Rates

The rates payable for the 22/23 period equate to £15,593.75 per annum, based upon a rateable value of £31,250. Further information is available from White Commercial.

VAT

We understand the premises are not opted for taxation and VAT will be noy chargeable.

Legal Costs

Each party will be responsible for their own legal costs.

Viewing and Further Information

Please contact Chris White or Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk

harvey@whitecommercial.co.uk



Chris White



Harvey White

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract.

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