



Key features:

- Glazed double frontage
- High ceilings
- Single WC

To Let

836 Sq ft (77.7 Sq m) Approximately

Double Frontage Retail Unit in Popular Centre

ELIGIBLE FOR SMALL BUSINESS RATES RELIEF (SUBJECT TO 2017 REVALUATION)

01865 848488

www.vslandp.com

LOCATION

Kidlington is a popular suburb of Oxford approximately 6 miles north of Oxford city centre and provides close access to the Oxford ring road via the A4260 Oxford to Banbury Road. Independent retailers in the Kidlington Centre include: Anemone Florist, Andrews Dry Cleaning, Box of Delights, Freelance Fabrics, Top Sport, Maggie's Favourite Interior Shop, The Oxford Snob Cobblers, Predator Fishing Tackle, Michael & Co Hair & Beauty, together with food retailers, The Harbour Fish & Chips, Magenta Café and Tiffins Tandoori. Kidlington High Street is a neighbourhood shopping area which includes Tesco, M&Co, Superdrug, Coop, Greggs, banks and charity shops.

DESCRIPTION

The Kidlington Centre is a mixed retail and office development and occupies a prominent position in the High Street. The main public car parking lies to the rear of the Centre which offers a mixture of free all day parking and free 2 hour parking. The unit is located in the middle of the scheme and benefits from good access to the car parking. The unit benefits from the following:

- Double frontage
- High ceilings
- Single WC
- Independent retailers
- Glazed frontage
- Kitchenette
- Unique shops
- Free parking



Please visit the website for more information on [The Kidlington Centre](#)

ACCOMMODATION

The property comprises the following approximate gross internal floor area:-

	Sq Ft	Sq M
Total	836	77.7

LEASE TERMS

The property will be available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of **£14,000 per sq ft** per annum exclusive.

BUSINESS RATES

Rateable Value (2010): £12,000

2016/17 Multiplier: 0.484

All rateable values should be verified by the incoming party with the Local Authority. Further information from www.voa.gov.uk

SERVICE CHARGE

A service charge is levied in connection with the common parts and external repairs. The 2016 service charge percentage for Units 13 & 14 is 2.23%.

VAT

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

LEGAL COSTS

The incoming tenant will be responsible for their own legal costs in respect of this transaction.

ENERGY PERFORMANCE CERTIFICATE

To be commissioned.

VIEWINGS

Strictly by appointment with the joint letting agents:

Duncan May/Richard Venables
VSL & Partners
22 Bankside
Kidlington
Oxford
OX5 1JE

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