



Key features:

- Glazed double frontage
- High Street location
- Rear store
- Single WC

To Let

866 Sq ft (80.5 Sq m) Approximately

Double Frontage Retail Unit on High Street

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, The Oxford Snob Cobblers, Predator Fishing Tackle, Ubuntu Hair & Beauty and new to the centre a men's barber and a tattoo studio, together with food retailers; The Harbour Fish & Chips, Magenta Café, Domino's Pizza 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 a prominent position on the High Street. The unit benefits from the following:

- Double frontage
- Store at rear
- Single WC
- Double Glazed frontage
- National retailers
- Free parking (2 hours)



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

ACCOMMODATION

The property comprises the following approximate gross internal floor area. The unit will be re-measured on completion of the refurbishment works.

	Sq Ft	Sq M
Total	866	80.5

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 rent of **£22,000 per annum** exclusive of all other outgoings.

BUSINESS RATES

Rateable Value 2017: £20,750
2017/18 Multiplier: 0.466
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. Details upon application.

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.

VIEWINGS

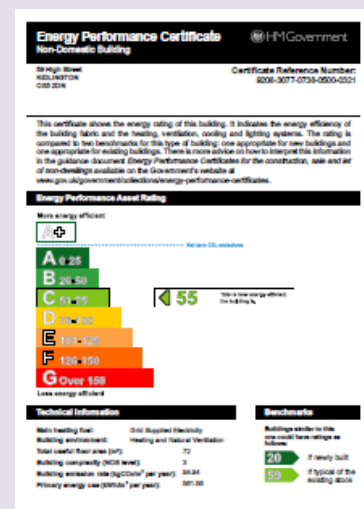
Strictly by appointment with the joint letting agents:

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ENERGY PERFORMANCE CERTIFICATE



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