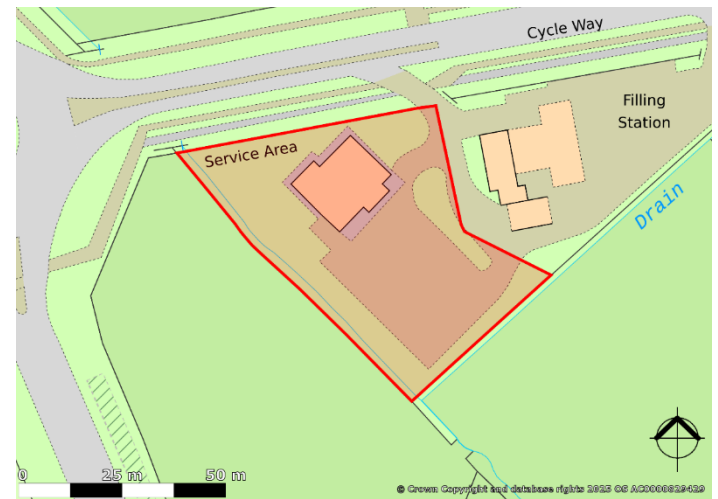
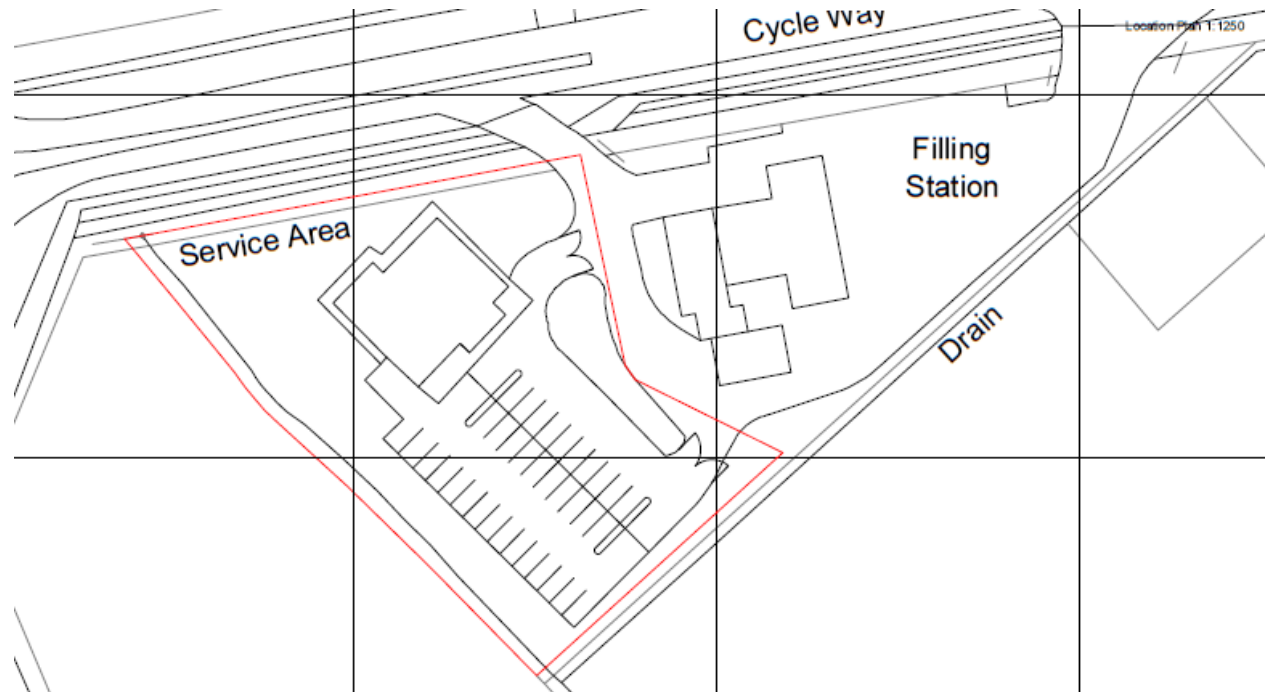


A40 Oxford/Eynsham Site, OX29 4EN

For Sale/Lease - 3,008 sq ft Retail Unit Set on a Site of 0.31 Hectares (0.766 Acres)



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Sq Ft	Sq M	Rent Per Annum	Freehold	Service Charge PA	Building Insurance PA	Business Rates PA	EPC
3,008	279.44	£60,000	Offers in Excess of £1.25 Million	N/A	£1,040	£48,000	C - 58

Location

Eynsham is located on the main A40, 5 miles northwest of Oxford, easily accessible with the A40 connecting it to Oxford, the A34, and the M40. The property is situated on the southern side of the A40 adjacent to a BP Petrol Station

Description

The property on-site comprises a detached ground floor retail unit (previously a Little Chef) situated on a site of 0.31 hectares (0.766 acres) fronting the A40 with car parking facilities behind on mainly tarmac of circa 34 spaces. Access and egress is via roads also used for the BP Petrol Station.

The retail unit, constructed in the 1980's, comprises a concrete floor with traditional cavity brick block walls with some external cladding under a multi pitched roof with synthetic slate covering. Windows comprise sealed casements with security shutters. The unit has been fitted to suit the current use.

Accommodation

(Measured in accordance with the RICS Code of Measuring Practice).

Floor	Use	Sq Ft	Sq M
Ground	Retail	3,008	279.44
Total		3,008	279.44

Terms & VAT

The property is available on a new fully repairing and insuring lease, with terms to be agreed and subject to contract at a rent of £60,000 per annum. Alternatively the property is available freehold with offers invited in excess of £1.25 Million.

We are advised that VAT will be payable in addition.

Service Charge

No service charge is payable.

Services

We understand that all main services are provided to the property, including gas. None of these services have been tested by the agents.

Business Rates

The Rateable Value for the property is £48,000. This is not what you pay. Further details are available from the agents or via the Local Charging Authority.

Viewing and further information

Please contact Chris White & Harvey White

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and harvey@whitecommercial.co.uk

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Chris White

Harvey White

FURTHER INFORMATION

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. If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. July 2025.