

OXFORD

1 Courtland Road, OX4 4HZ



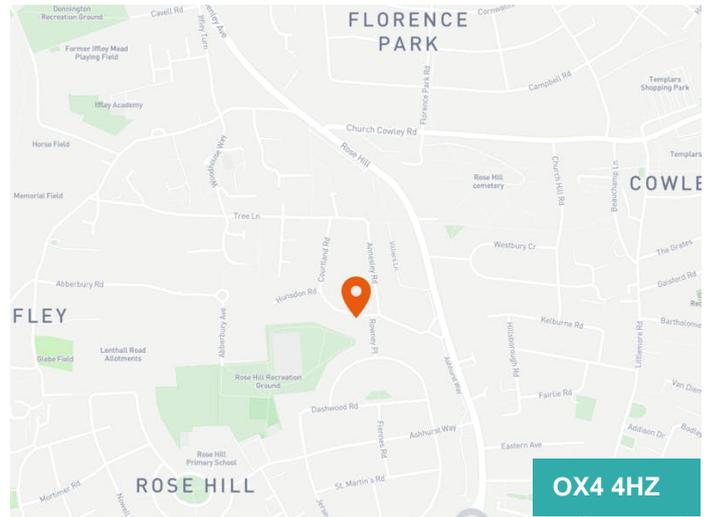
RETAIL TO LET

1,210 SQ FT

- Prominent Location
- Great Frontage
- Excellent Public Transport

Highly Visible Ground Floor Retail Premises

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Summary

Available Size	1,210 sq ft
Rent	£27,000 per annum
Rates Payable	£11,516.25 per annum Based on the future rateable value (from 1 April 2026)
Rateable Value	£20,750
EPC Rating	C (53)

Description

The unit comprises a lock up retail premises within an established and prominent parade serving both local and destination customers. The property offers flexible accommodation with an excellent balance of front of house and ancillary space lending itself well to a number of uses.

The current layout provides for an office/reception area to the front of the unit with a WC and kitchenette behind and a large ancillary area to the rear.

Location

The property is situated on Courtland Road with good visibility from the A4158, a main arterial route connecting Rose Hill to the City Centre and the Eastern Ring Road.

The Courtland parade is exposed to a high level of local footfall from Rose Hill and nearby you will find Templar Square, the prime retail pitch for Cowley approximately 0.5 miles northeast. The property benefits from excellent connectivity from local busses running directly from Rose Hill to Templar Cowley and Iffley.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	1,210	112.41	Available
Total	1,210	112.41	

Viewings

Strictly By Appointment with the sole letting agents.

Terms

The unit is available to let on the basis of a new lease for a term of years to be agreed.

Legal Cost

Each party is to bear their own costs in this transaction.

VAT

All figures quoted are exclusive of VAT where applicable.



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