

1 Oxford Road

Kidlington, OX5 2BP



TO LET

625 TO 1,621 SQ FT
(58.06 TO 150.60 SQ M)

Prominent former bank premises suitable for commercial uses including retail, professional offices or cafe.

- Town centre with prominent position
- New shell unit
- Rear access
- Three phase power



Summary

Available Size	625 to 1,621 sq ft
Business Rates	To be assessed
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

The property comprises a former Lloyds bank which has been stripped out and will be let in shell condition.

Amenities include:

* Three phase electrical supply * WC * Car parking

Location

The property is located at the junction of Kidlington High Street and Oxford Road (A4260), nearby occupy include the Co-op, Costa Coffee and Iceland. It is located close to public car parking and served by public transport. Oxford Parkway Station is situated within 2 miles and Oxford city Centre lies approximately 5 miles to the south.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit A	625	58.06	Available
Ground - Unit B	996	92.53	Available
Total	1,621	150.59	

Terms

To let on a new effective full repairing and insuring lease for a term to be agreed at a quoting rent of £ 40,000 p.a. (Rent on application for a split unit).

Viewing

Strictly by appointment with Chaston Conway.

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