

**RAPLEYS**

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# LEASE FOR SALE OR TO LET DUE TO RELOCATION **Retail Unit**

240 Banbury Road, Summertown, Oxford OX2 7BY

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A1/A3 Mixed Retail Use

Prominent Summertown  
location

2 miles from Oxford city centre

Ground floor retail space

Glazed double frontage

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### Location

240 Banbury Road is located on the eastern side of Banbury Road in the highly sought after Summertown—an affluent commercial and residential area just outside Oxford city centre.

Nearby occupiers include **Boots, Jojo Maman Béb , Marks and Spencer, Oliver Bonas, Sainsbury's Local** and **Tesco Metro**. Summertown embraces a caf  culture scene with numerous eateries such as **Costa Coffee, Gail's Artisan Bakery, Joe's Bar & Grill** and **The Oxford Kitchen**, as well as being a popular office location and hub of the estate agency community.

Public transport access is provided with a regular bus service from Oxford city centre to Water Eaton Park & Ride and Oxford Parkway station. Pay and display car parking can be found at Diamond Place as well as numerous on street short term free car parking.

### Description

The property is a ground floor lock-up shop and comprises a building of brick construction and glazed double frontage. The unit is available in shell condition and benefits from an adjoining car park as well as disabled access.

### Accommodation

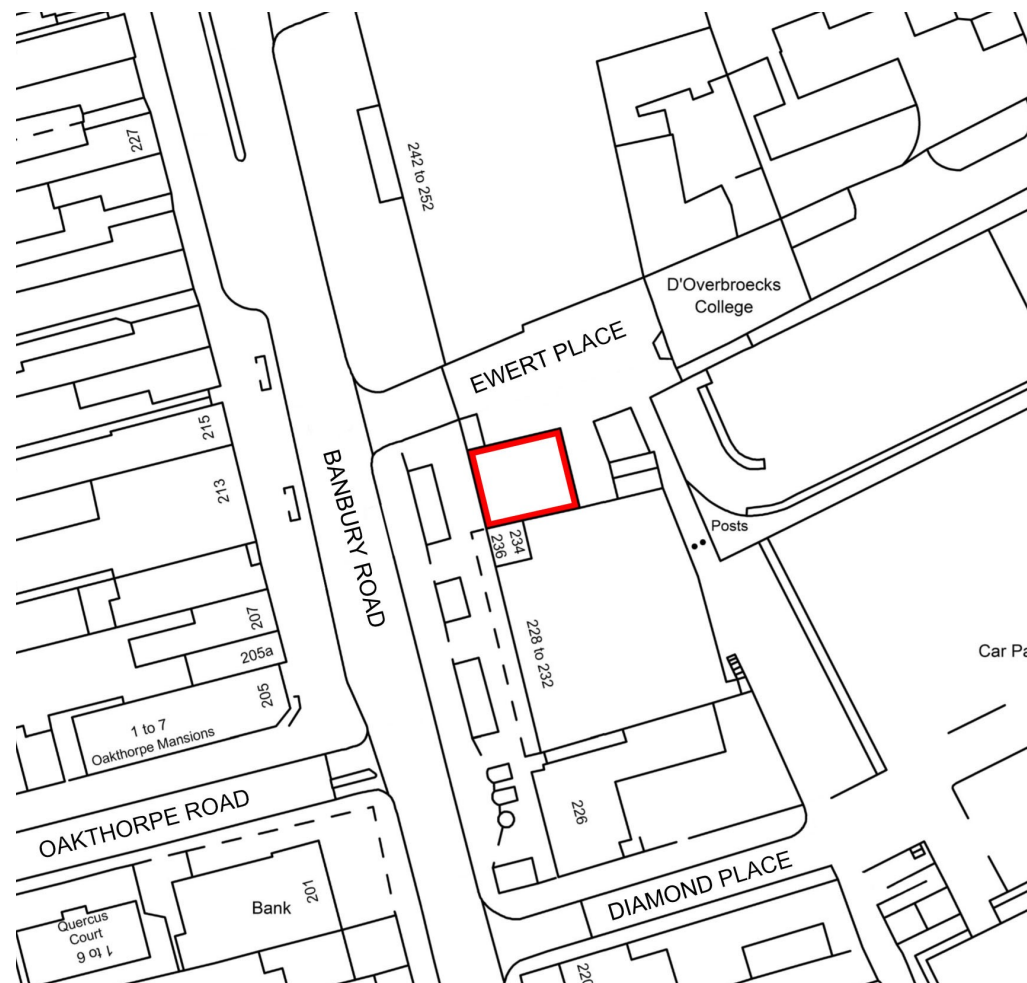
The property comprises the following approximate floor areas:

	Sq m	Sq ft
<b>Total</b>	<b>144.50</b>	<b>1,556</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Tenure

Lease for Sale.





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### Terms

To be agreed. The property is held by way of lease expiring in 2028 at a passing rent of £90,000 per annum with a tenant only break clause and rent review in 2023.

### Rating

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

### Energy Performance

Energy Performance Asset Rating: TBC.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment with the joint agents.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

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