

# 14 High Street Kidlington



14 High Street, Kidlington Oxford  
OX5 2FN

**Former Building Society  
E Class Premises - To Let**

Contact:  
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## Location

The property is situated on the south side of the High Street in Kidlington – the second largest village in England. It is adjacent to Studio 10 Nail Bar and The Vintage Room. On Fridays and Saturdays the High Street hosts a weekly market and there is plenty of free parking at Watts Way to the north of the High Street.

Other retailers in the town centre include: **Greggs, Co-Op (with Post Office) Iceland, Ladbrokes, Bartlett's Butchers** plus Lloyds and Barclays Banks

## Description

The property comprises a ground floor retail unit which is essentially rectangular in shape. The unit is currently fitted out as a Building Society branch and benefits from car parking spaces to the rear.

## Rent

£22,500 per annum exc VAT if applicable

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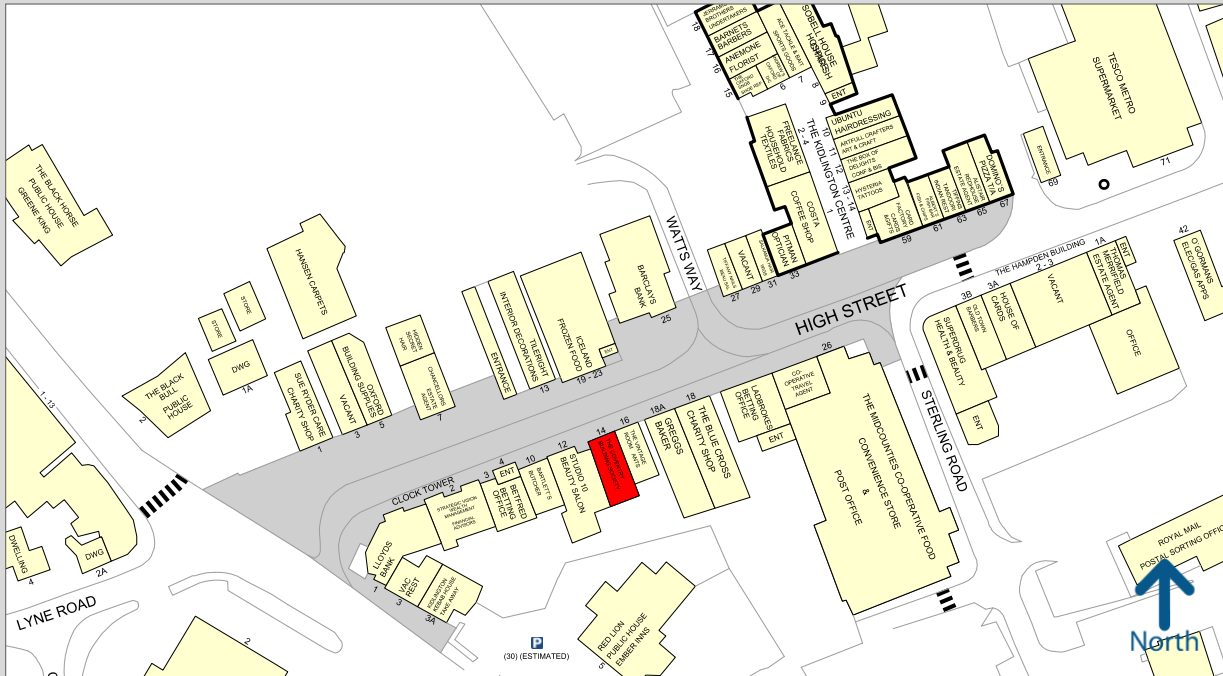
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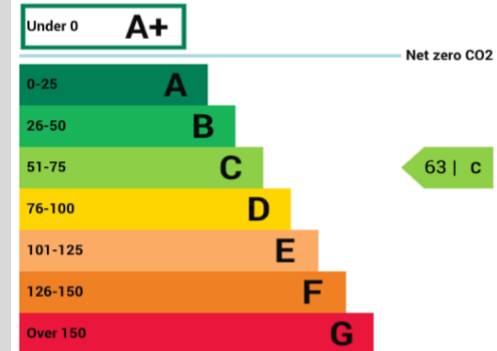
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## Energy efficiency rating for this property

This property's current energy rating is C.



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## Accommodation

The premises affords the following approximate net internal floor area:

Ground Floor: 962 sq ft 89.37 sqm

## Tenure

A new effectively full repairing and insuring Lease for a term to be agreed.

## EPC

An Energy Performance Certificate for the premises is available on request.

## Legal Costs

Each party to bear their own legal costs.

## Service Charge

To be confirmed.

## Services

We understand the property is connected to mains electricity, water and drainage. However, no services have been tested by the agents.

## Rating

We are advised by the local authority that the property is assessed for rating purposes as follows:

Rateable Value:	£21,250
Notional UBR (2021/22)	0.499p
Notional Rates Payable	£10,604

Interested parties should verify these figures with the Local Authority.

## VAT

All figures quoted with these terms are exclusive of VAT, where chargeable.

## Anti-Money Laundering Regulations 2017

JRBT is obliged by law to carry out Customer Due Diligence for anyone entering into a contract on properties marketed on behalf of our clients.

## Viewing

By appointment through sole agents:

JRBT Commercial Property – 01865 595143

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**SUBJECT TO CONTRACT**

**NOVEMBER 2021**

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