

8 Prama House Oxford



Prama House, Banbury Road, Summertown
Oxford OX2 7HT

Prominent E Class Unit - To Let

Contact:
Jonathan Thomas
01865 595143

jonathan@jrbtcommercialproperty.co.uk

Location

Summertown is an affluent suburb 1.5 miles north of Oxford City centre. Home to several leading private schools, student halls and affluent homeowners, Summertown is also a hub for many living and working in a large radius to the north of Oxford. Banbury Road is a main arterial route from the north with regular bus services. Summertown is also within 2 miles of Oxford Parkway's train link to London.

Other occupiers include: M&S Simply Food, Gail's, Oliver Bonas, Majestic, Sainsbury's, Tesco, Easy Hotel and several popular independent cafes and shops.

Description

The property comprises an open plan ground floor sales with a good sized storage/staff/WC area to the rear. The fully glazed frontage creates a prominent presence on a deep pedestrianised area. It has rear access and 4 parking spaces.

Rent

£100,000 per annum exclusive

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Accommodation

The property has a total net internal area of :

Ground Floor:	2,482 sq ft	230.59 sqm
Rear ancillary:	752 sq ft	69.86 sqm
Total:	3,234 sq ft	300.39 sqm

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT where chargeable.

Tenure

Available by way of a new full repairing and insuring lease for a term to be agreed.

Service Charge

A service charge is payable; details available on request

Rating

Rateable Value:	£92,000 pa
UBR (2022/23)	0.512p
Rates Payable	£47,104 pa

Prospective tenants should verify this with OCC and enquire about available rates relief

Services

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

EPC

Energy Performance Certificate: C Rating

Viewing

Viewing is strictly by appointment via joint agents

JRBT Commercial Property Ltd
Jonathan Thomas - 01865 595143
Jonathan@jrbtcommercialproperty.co.uk

Carter Jonas
Adrian Chan – 01865 517000
adrian.chan@carterjonas.co.uk

SUBJECT TO CONTRACT

FEBRUARY 2022

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