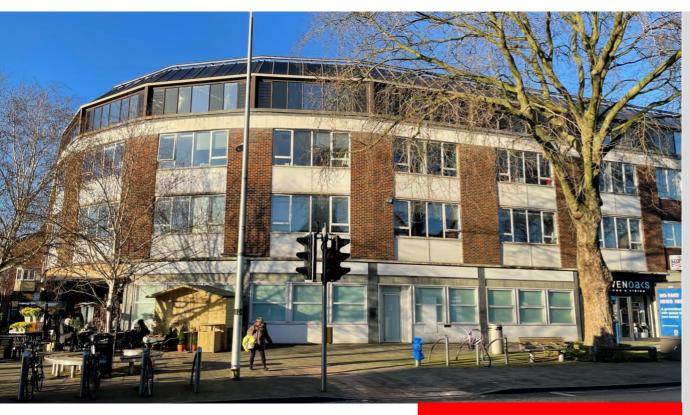
4 - 6 Prama House Summertown Oxford





4- 6 Prama House, Banbury Road, Summertown Oxford OX2 7HT

Prominent Corner 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 three adjoining ground floor units with the potential to offer flexible open plan accommodation (subject to removal of current fittings), basement storage, toilet and kitchenette.

Rent

£75,000 per annum exclusive

01865 595143

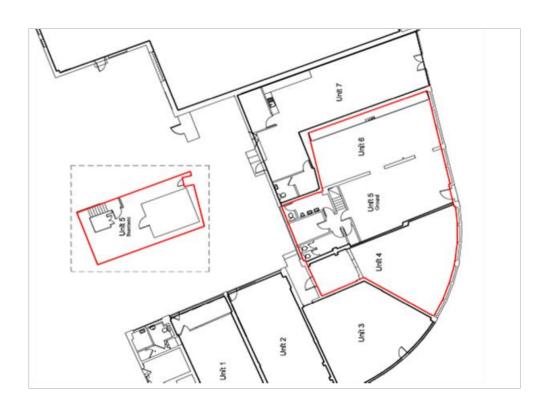


Suite 281, 266 Banbury Road, Summertown, Oxford, OX2 7DL Info@jrbtcommercialproperty.co.uk

4 - 6 Prama House Summertown Oxford **Irbt** Commercial Property







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4 - 6 Prama House Summertown Oxford jrbt Commercial Property

Accommodation

The property has a total net internal area of:

Ground Floor: 2,450 sq ft 277.6 sqm Basement: 521 sq ft 48.4 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: £81,000 pa UBR (2022/23) 0.512p Rates Payable £41,472 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

An Energy Performance Certificate for the premises is available on request

Viewing

Viewing is strictly by appointment via joint agents

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

Carter Jonas

Adrian Chan - 01865 517000 adrian.chan@carterjonas.co.uk

SUBJECT TO CONTRACT

September 2022

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