

# 4 - 6 Prama House Summertown Oxford



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

## Prominent Corner Unit - To Let

Contact:  
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### 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

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## 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  
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**SUBJECT TO CONTRACT**

**September 2022**

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