

# 92 Cowley Rd, Oxford



## Location

The Cowley Road is a lively and busy main route into Oxford from the East of the city. It has a vibrant student community and a diverse range of individual and multiple retailers including Sainsbury's Local, Boots, Tesco Metro, Costa Coffee and KFC.

The property is situated closer to the city centre end of the Cowley Road within approximately a quarter of a mile to St Clements - a vibrant leisure/ retail area with several national and local restaurants and bars. Restaurants and shops in close proximity include:

**Sainsbury's Local, Nandos, The Big Society, Arbequina Tapas Bar, G & Ds Ice Cream, Café Coco**, and many popular individual retail and food outlets.

## Rent

£50,000 per annum exclusive of VAT

## Premium

Offers invited

92 Cowley Road, Oxford  
OX4 1JE

**Prime Corner Restaurant - To Let**

Contact:  
**Jonathan Thomas**  
01865 595143

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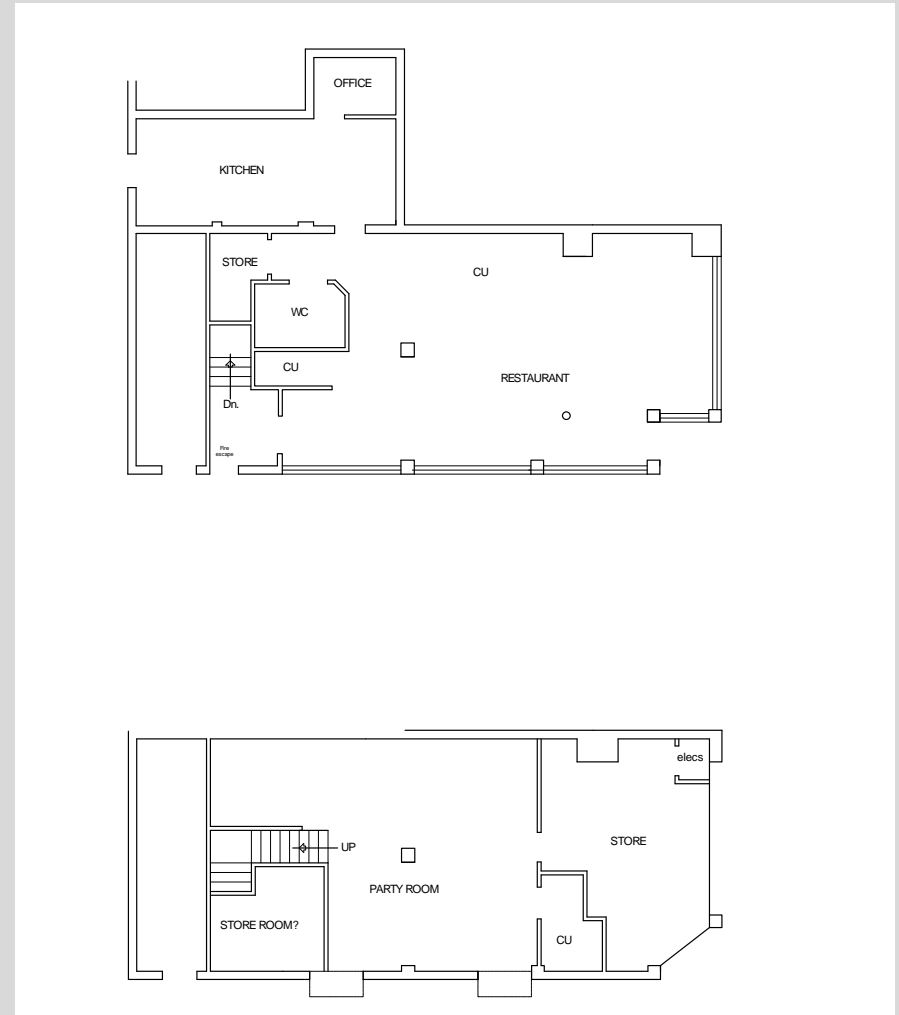
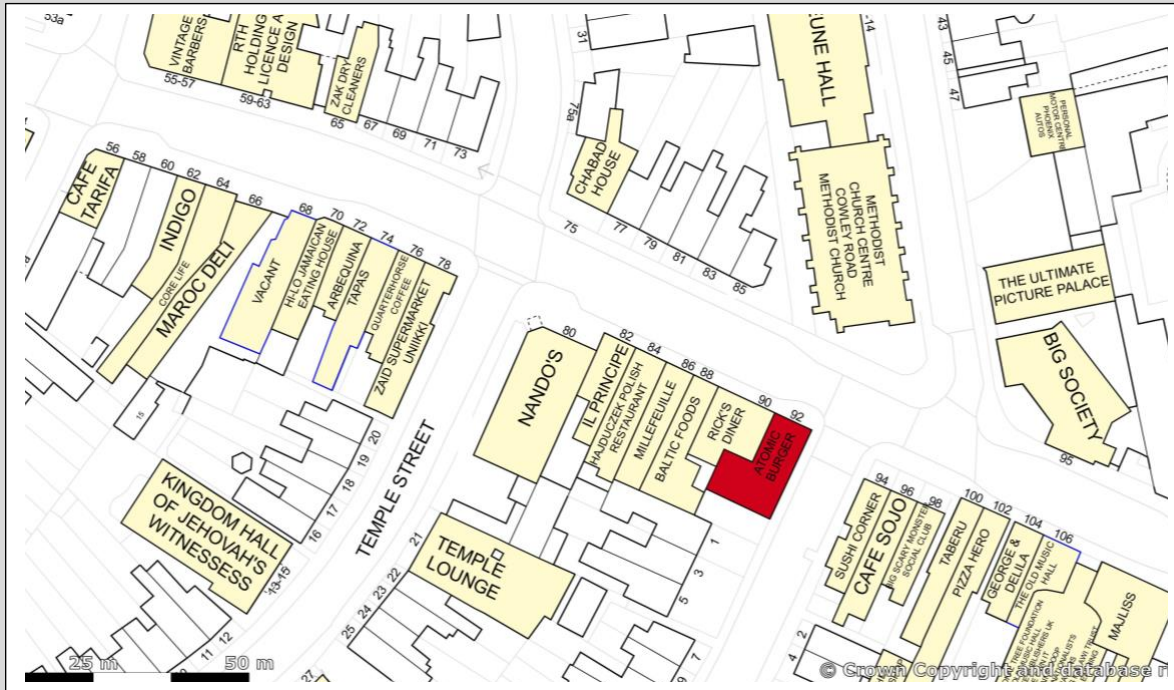
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## Description

The property is arranged over ground floor and basement levels providing ground floor restaurant and kitchen with basement private dining area.

## Accommodation

The property affords the following approximate floor areas:

Ground Floor:	941 sq ft	87.38 sqm
Basement :	677 sq ft	62.91 sqm

## Legal Costs

The incoming Tenant to make a contribution of **£1,250** plus VAT to the Landlord's legal costs.

## VAT

All figures quoted are exclusive of VAT, where chargeable.

## Tenure

The property is offered on the basis of a new effective full repairing and insuring lease for a term to be agreed by negotiation incorporating upward only rent reviews at five yearly intervals. Subject to vacant possession.

## Rating

The Rateable Value is as follows:

Rateable Value:	£33,500
Notional UBR (2023/24)	0.512p
Notional Rates Payable	£17,152

Interested parties should verify these figures with the Local Authority.

## 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. **EPC rating C.**

## Viewing

**Viewing is strictly by appointment** via sole agent JRBT Commercial Property Ltd

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**SUBJECT TO CONTRACT**

**MARCH 2023**

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