

56-60 Cowley Road, Oxford



To Let Superb Bar/Restaurant

56 - 60 Cowley Road, Oxford OX4 1JB

Contact:
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Location

The Cowley Road provides a lively and busy main route into Oxford from the East of the city. It has a vibrant student community and boasts a diverse range of independent and multiple retailers including **Sainsbury's Local, Boots, Tesco Metro, Costa Coffee, KFC, Be At One** and **Brew Dog**.

The property is located in a highly prominent corner position at the Junction of Cowley road with Circus street. Other occupiers in close proximity include:

Nando's, Le Kesh, G&D's, Cape of Good Hope, Café Coco, Kazbar, Spiced Roots, Arbequina and **Subway**.

Rent

£85,000 per annum exclusive of VAT

Premium

Offers invited

01865 595143

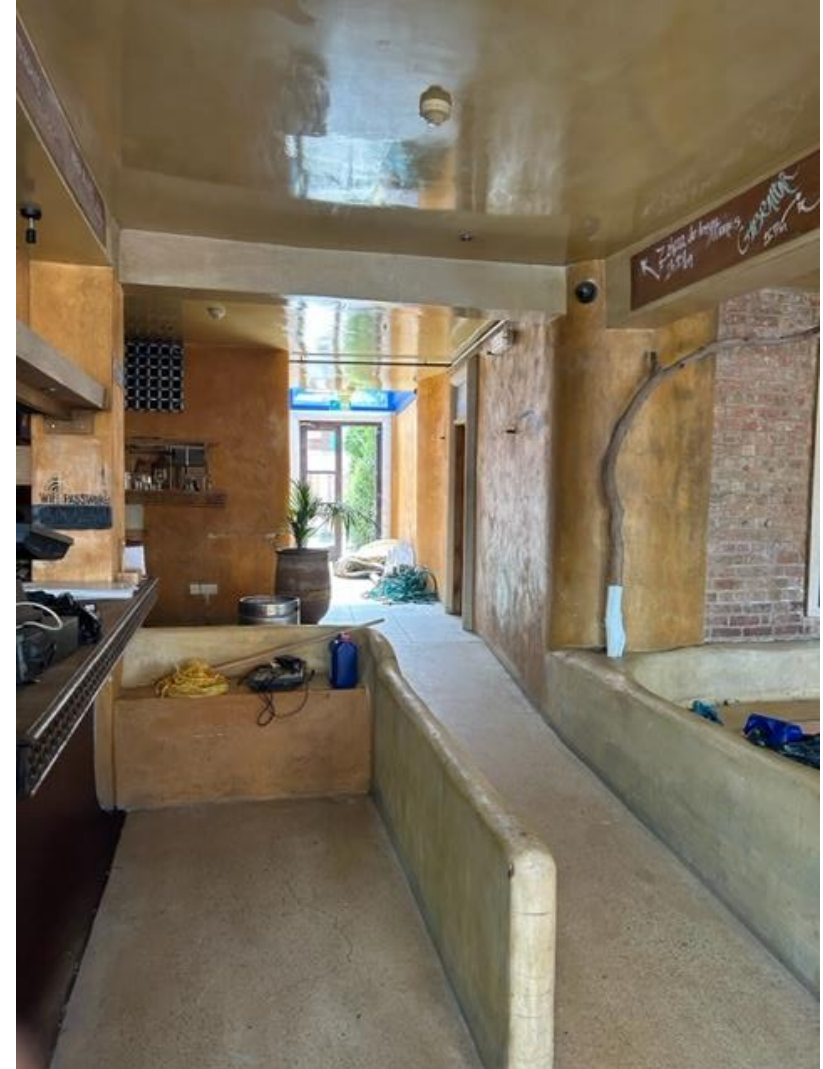
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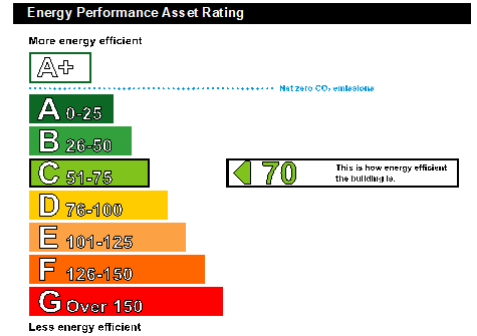
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Description

The property is arranged over ground floor only providing an exclusive bar and restaurant together with kitchen, customer WC facilities and extensive external seating area.

Accommodation

The property affords the following approximate net internal floor areas:

Sales/Kitchen Area	2,311 sq ft	214.69 sqm
External Storage	298 sq ft	27.70 sqm
Rear Garden	923 sq ft	85.85 sqm

Services

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

Tenure

The property is offered on the basis of a new full repairing lease for a term to be agreed.

Rating

We have been advised by the local authority that the premises are assessed for rating purposes as follows:

Rateable Value:	£43,000
Notional UBR (2023/24)	0.499p
Notional Rates Payable	£21,457

Interested parties should verify these figures with the Local Authority.

EPC

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

Legal Costs

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

Viewing

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

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May 2023.

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