

9a Windmill Road, Headington



9a Windmill Road, Headington, Oxford,
OX3 7BW

Shop Premises To Let

Contact:
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Location

Headington is a lively suburb situated approximately 3 miles North East of Oxford city centre with a high population of students and medical staff.

The property is prominently located on Windmill Road, Headington, adjacent to **Il Botanico** and in close proximity to the John Radcliffe Hospital, Manor Hospital and the Nuffield Orthopaedic Center. The immediate location benefits from a 20 space car park situated at the junction of Windmill road and St Leonards Road.

Other occupiers in close proximity include:

Costa Coffee, KFC, Sue Ryder, Finders Keepers, Anytime Fitness and a diverse mix of local retailers.

Description

Ground floor retail unit with ancillary office, kitchenette and toilet facilities. Further Sales/ancillary to First Floor.

Rent

£23,500 pa exc VAT where applicable

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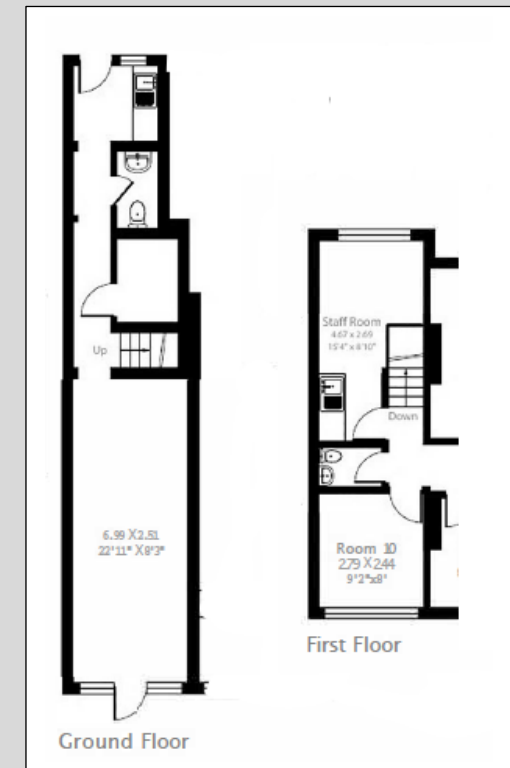
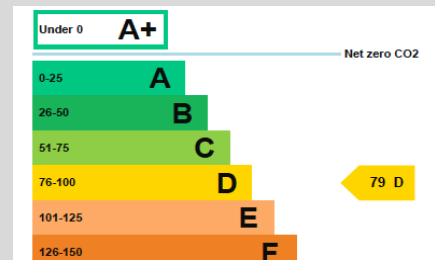
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Accommodation

The Property is arranged over Ground and first floors providing the following Net Internal floor areas.

Ground:	300	sq ft	27.87	sqm
First:	414	sq ft	38.46	sqm
Total:	714	sq ft	66.33	sqm

Tenure

The property is offered by way of a new effective fully repairing and Insuring lease on terms to be agreed..

EPC - D

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

Parking

The property benefits from 1 parking space.

Rates

The Rateable Value::

Rateable Value:	£8,700
Notional UBR (2023/24)	0.499p
Notional Rates Payable	£4,341

Interested parties should verify these figures with the Local Authority.

Services

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

Service Charge

Details on request

VAT

All figures quoted exclude VAT where applicable.

Legal Costs

The ingoing Tenant to make a contribution to the Landlord's legal costs of **£850** plus VAT.

Anti-Money Laundering Reglations 2017

JRBT is obliged by law to carry out Customer Due Diligence for anyone entering into a contract on properties marketed on behalf of our clients.

Viewing

By appointment through sole agents JRBT Commercial Property:

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SUBJECT TO CONTRACT

FEBRUARY 2024

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