

491 Marston Road, Oxford



491 Marston Road, Oxford, OX3 0JQ

Prominent Fitted A5 Unit

Contact:
Jonathan Thomas
01865 595143

jonathan@jrbtcommercialproperty.co.uk

Location

The Premises are situated in a prime position within a prominent retail parade in Marston adjacent to Papa John's and Studio E hair salon. Other occupiers in close proximity include: **Pizza Hut** and a **Co-op convenience store**.

Accommodation

The property benefits from an extensive frontage visible from both Marston Road and Headley Way providing the following approximate areas:

Ground Floor 1,014 sq ft 94.20 sqm

The unit is fitted to a high standard and benefits from an extraction system and walk-in chiller.

Rent

Offers in excess of **£35,000** per annum exclusive.

Premium - £65,000 exclusive

01865 595143

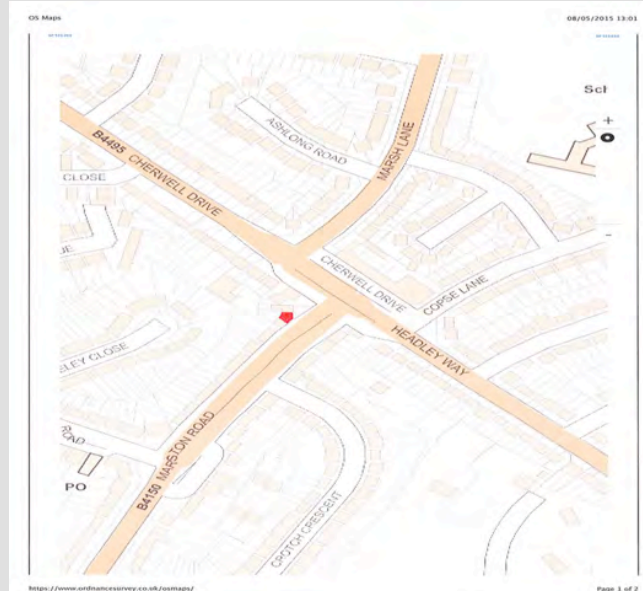
www.jrbtcommercialproperty.co.uk



Suite 281, 266 Banbury Road, Summertown,
Oxford, OX2 7DL

Info@jrbtcommercialproperty.co.uk

491 Marston Road, Oxford



01865 595143

www.jrbtcommercialproperty.co.uk



Suite 281, 266 Banbury Road, Summertown,
Oxford, OX2 7DL

Info@jrbtcommercialproperty.co.uk

491 Marston Road, Oxford

Lease

The property is offered on the basis of a new effective full repairing and insuring lease for a term to be agreed incorporating 5 yearly upward only rent reviews.

Service Charge

£1,250 per annum exc of VAT

Legal Costs

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

VAT

We understand that VAT is **not** payable on the rental. However, any interested parties should make their own enquiries.

Rating

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

Rateable Value:	£20,250
UBR	.499p
Rates Payable	£10,105

Interested parties should verify figures with the Local Authority.

Services

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

EPC

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

Anti- Money Laundering Regulations 2020

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

Viewing

Strictly by prior appointment via:

Jonathan Thomas
01865 595143
jonathan@jrbtcommercialproperty.co.uk

SUBJECT TO CONTRACT SEPTEMBER 2024

JRBT Commercial Property Ltd (AND THEIR JOINT AGENTS WHERE APPLICABLE) FOR THEMSELVES AND FOR THE VENDORS OR LESSORS OF THIS PROPERTY FOR WHOM THEY ACT, GIVE NOTICE THAT: 1. These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract; 2. JRBT cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; 3. No person in the employment of JRBT has any authority to make or give any representation or warranty whatever in relation to this property; 4. JRBT will not be liable in negligence or otherwise for any loss arising from the use of these particulars. 5. No liability is accepted for any travelling or other expenses incurred by applicants in viewing properties that may have been let, sold or withdrawn.

01865 595143

www.jrbtcommercialproperty.co.uk



Suite 281, 266 Banbury Road, Summertown,
Oxford, OX2 7DL

Info@jrbtcommercialproperty.co.uk