

TO LET - RETAIL - HIGH STREET

87 LONDON ROAD

Headington, Oxford, OX3 9AB



Key Highlights

- 3,142 to 7,199 sq ft
- Flexible lease terms available
- Regular floor plate configuration
- Potential for a variety of uses (STP)
- Popular Oxford suburb
- Prominent corner position (London Road/ Stephen Road)
- Separate access to upper floors

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Location

- The property is located in a prime corner retail pitch on London Road, Headington.
- Headington is a popular residential suburb of Oxford, it is home to a number of the city's Hospitals and Oxford Brookes main campus.
- Oxford city centre is approximately 3.2km (1.6 miles) to the east.
- Nearby occupiers include: Sainsbury's Local, Waitrose and Boots the chemist.

Description

The unit comprises a purpose built retail bank arranged over basement, ground, first and second floors.

Ground floor consists of a former banking hall with office space to the rear, whilst the first floor holds staff rooms.

The basement offers very useable storage space and a safe room.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Basement - Stores	1,175	109.16	Available
Ground - Retail	1,967	182.74	Available
1st - Office	1,870	173.73	Available
2nd - Office	2,187	203.18	Let
Total	7,199	668.81	

Specification

The property offers a refurbishment opportunity on either part or the whole.

Terms

Available by way of new lease terms to be negotiated.

Business Rates: Rateable Value of £42,000. Small business multiplier 0.499p.

EPC made available on request.

Viewings

Viewings strictly by appointment through sole letting agents.



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