

TO LET - OFFICE / HIGH STREET RETAIL

# 87 LONDON ROAD

Headington, Oxford, OX3 9AB



## Key Highlights

- 1,967 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

SAVILLS Oxford  
Wytham Court  
Oxford OX2 0QL  
**01865 269 000**  
[savills.co.uk](http://savills.co.uk)



## Description

The unit comprises a purpose built retail bank arranged over basement, ground, first and second floors.  
Ground floor has now been let to a national Café operator but the upper floors remain available to let as offices.

## 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.

## Accommodation

The accommodation comprises of the following

| Name              | sq ft        | sq m          | Availability |
|-------------------|--------------|---------------|--------------|
| Basement - Stores | 1,175        | 109.16        | Let          |
| Ground - Retail   | 1,967        | 182.74        | Let          |
| 1st - Office      | 1,870        | 173.73        | Under Offer  |
| 2nd - Office      | 2,187        | 203.18        | Let          |
| <b>Total</b>      | <b>7,199</b> | <b>668.81</b> |              |

## Viewings

Viewings strictly by appointment through sole letting agents.

## Terms

- Available by way of new lease terms to be negotiated.
- Business Rates: Rateable Value to be assessed.
- EPC made available on request.

## Business Rates

Rates payable: £2.84 per sq ft  
(based upon Rateable Value: £42,000)

Based on 2017 Valuation



## Contact

### Jan Losch

01865 269 065

07870555851

jan.losch@savills.com

### Sophie Holder

01865 269 104

07966816313

saholder@savills.com

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