

OXFORD

3 Courtland Road, OX4 4HZ



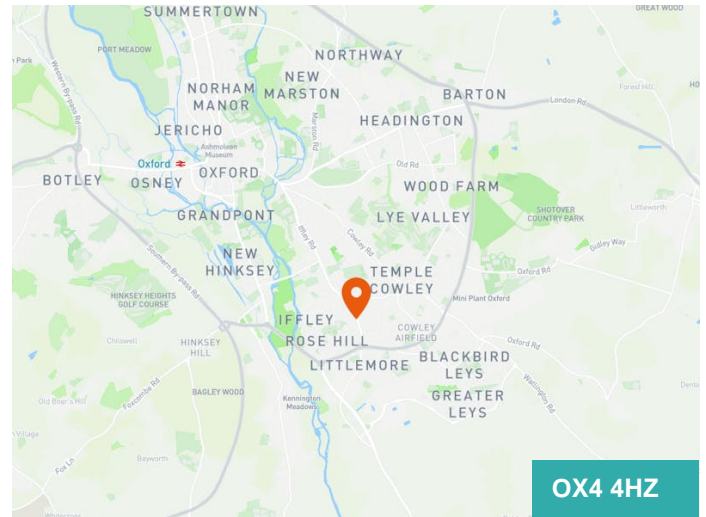
RETAIL TO LET

994 SQ FT

- Prominent Location
- Great Frontage
- Excellent Public Transport

An opportunity to occupy a ready made Takeaway Retail Unit

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Summary

Available Size	994 sq ft
Rent	£25,000 per annum
Rates Payable	£8.11 per sq ft
EPC Rating	Upon Enquiry

Description

The property comprises of a versatile ground floor lockup shop unit with storage to the rear. It is currently configured as a large prep kitchen with a walk-in fridge freezer installed to the rear, a small office and front of house /counter area ideal for takeaway food uses. Specification includes a WC, a kitchenette, intruder alarm and 3-phase power.

Location

The property is situated on Courtland Road with good visibility from the A4158, a main arterial route connecting Rose Hill to the City Centre and the Eastern Ring Road. The Courtland parade is exposed to a high level of local footfall from Rose Hill and nearby you will find Templar Square, the prime retail pitch for Cowley approximately 0.5 miles northeast. The property benefits from excellent connectivity from local busses running directly from Rose Hill to Templar Cowley and Iffley.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	994	92.35	Available
Total	994	92.35	

Viewings

Strictly By Appointment with the sole letting agents.

Terms

The unit is available to let on the basis of a new lease for a term of years to be agreed.

Legal Cost

Each party is to bear their own costs in this transaction.

VAT

All figures quoted are exclusive of VAT where applicable.



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