



188 Cowley Road

Oxford, OX4 1UE

Prominent Retail Property Occupying a Prime Position on Cowley Road

1,169 sq ft
(108.60 sq m)

- Prominent Cowley Road retail frontage
- Open-plan sales area suitable for a variety of retail occupiers
- Large glazed shopfront providing excellent visibility
- 108.6 sq m arranged over a ground floor
- Premiums Invited

Summary

Available Size	1,169 sq ft
Rent	£35,000 per annum
Rateable Value	£23,500
VAT	Applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs. Tenant to contribute £1,500 + Vat to LL legal fees
EPC Rating	C (57)

Location

The property occupies a prominent position on Cowley Road, one of Oxford's most vibrant and well-established retail and leisure destinations. Situated within the heart of East Oxford, the area is renowned for its diverse mix of independent retailers, cafés, restaurants, convenience stores and local businesses, serving both the surrounding residential population and the wider Oxford community.

The property benefits from strong levels of pedestrian and vehicular traffic, providing excellent visibility and trading potential. Cowley Road is a key route into Oxford City Centre, located approximately 0.9 miles to the west, and is well served by regular bus services, cycle routes and pedestrian links, making the property highly accessible to customers, employees and visitors alike.

Description

The property comprises a well-presented ground floor retail unit extending to approximately 1,169 sq ft (108.6 sq m). The accommodation is arranged predominantly as open-plan retail space, benefiting from excellent natural light and a large glazed frontage providing strong prominence onto Cowley Road.

In addition to the main sales area, the property includes small ancillary storage accommodation and WC facility. The flexible configuration lends itself to a range of retail and commercial occupiers, with potential for the space to be subdivided or reconfigured to suit individual occupational requirements. Please note this property is not suitable for extraction.

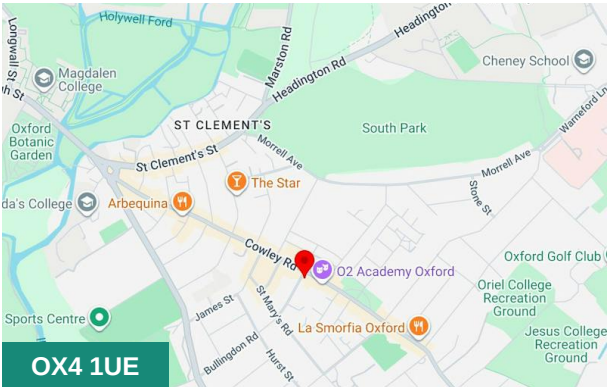
Accommodation

The accommodation comprises the following Net Internal areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,169	108.60	Available
Total	1,169	108.60	

Terms

Occupation will be granted on the basis of a new effective full repairing and insuring lease for a term to be agreed. The lease is to be excluded from the security of tenure provisions for the Landlord and Tenant Act 1954.



Viewing & Further Information



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