



2a Windmill Road

Headington, Oxford, OX3 7BX

**Recently refurbished retail
unit in thriving Oxford
suburban location**

756 sq ft
(70.23 sq m)

- Self-contained shop
- Busy location
- Kitchen
- Recently refurbished
- LED Lighting

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Summary

Available Size	756 sq ft
Rent	£30,000 per annum
Business Rates	please enquire
Service Charge	A service charge will be payable in respect of the management, maintenance and repair of the external, structural and common parts within the building of which the premises form part
Legal Fees	Upon Enquiry
EPC Rating	D (95)

Location

Situated approximately 2 miles from Oxford City Centre, Headington represents the principal eastern suburb of Oxford and is home a substantial residential population, a large student community, Oxford Brookes University itself and the majority of the city’s hospitals.

The subject premises occupy a prominent position on the busy Windmill Road, close to its junction with London Road.

Neighbouring occupiers including Waitrose, Boots and Sainsbury’s.

Description

The premises comprise a recently refurbished ground floor retail unit arranged internally so as to provide an open plan sales area, with ancillary kitchen and WC.

The property has been subject to a recent refurbishment providing new LED Lighting, flooring and decorations.

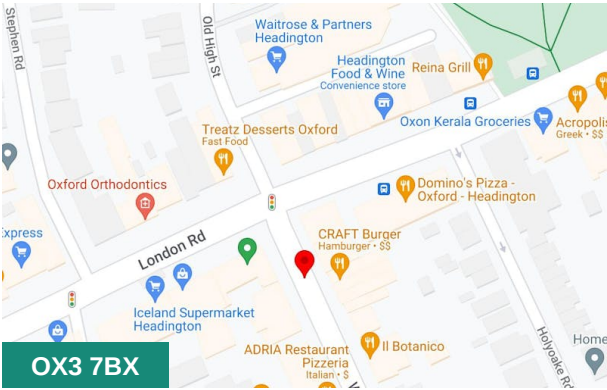
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	756	70.23	Available
Total	756	70.23	

Terms

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



Viewing & Further Information



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