



IN BRIEF

- Suitable for a range of uses within Class E including retail and offices
- Re-wired and plumbed
- Forecourt parking
- An extraction system can be installed

RENT

£12,500 per annum exclusive

TIMING

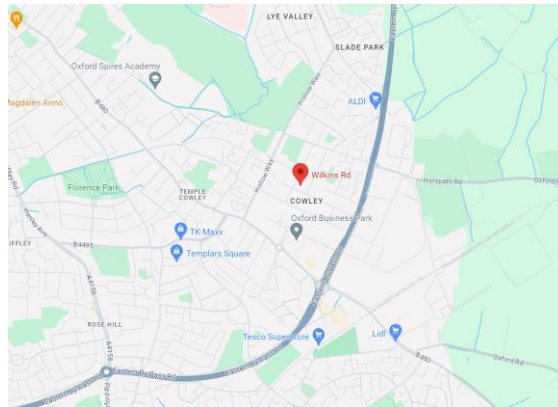
Vacant possession to be given upon completion of legal formalities.

TO LET – LOCK UP RETAIL UNIT IN BUSY NEIGHBOURHOOD

83 Wilkins Road, Cowley, Oxford OX4 2JB

LOCATION

The unit is well located in a busy neighbourhood parade close to the Eastern Ring Road and a short distance from Hollow Way.



DESCRIPTION

The property comprises a lock up retail unit with a trading area at the front and ancillary areas at the rear including a new w/c.

The unit has been re-wired and plumbed and now offers an interesting opportunity to a range of Class E occupiers.

ACCOMMODATION

The unit has a net internal floor area of approximately 489 sq. ft. excluding the w/c.

VIEWING & CONTACT

Strictly by prior appointment with the sole letting agents:

Tim Norris-Jones
tim@njcommercial.co.uk

Suzanne Lovell
suzanne@njcommercial.co.uk

NJ Commercial Ltd
07802 371588
www.njcommercial.co.uk

Subject to contract

DISCLAIMER

The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

LEASE

A new lease is available for a term by negotiation with a minimum of 3 years and drawn on an effective full repairing and insuring basis.

RENT

£12,500 per annum exclusive of business rates (if applicable).

VAT

All figures within these terms are exclusive of VAT, where chargeable.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

POSSESSION

Vacant possession to be given upon completion of legal formalities.

EPC

Further details available on request.



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