

# CLASS E OPPORTUNITY

## HEADINGTON

### 91 LONDON ROAD

#### Description

The property is located on London Road, Headington. Headington is a suburb town of Oxford, London Road is the main retail pitch. The property has a reasonable frontage, is well configured and fitted to a good standard at ground floor level.

The subject property is located adjacent to Headington Barbers Hairdressing. Other nearby operators include **Tesco Express, Angels Hair, Iceland Frozen Foods** and **The children's Air Ambulance Charity Shop**.

Please refer to the attached copy of the street traders plan for further details.

#### Accommodation

The premises are currently arranged over a ground floor banking hall with basement floor providing the following approximate areas:

<b>Ground Floor Sales</b>	1,017 sq. ft.	(94.48 sq. m)
<b>Ground Floor Ancillary</b>	526 sq. ft.	(48.87 sq. m)
<b>Basement Ancillary</b>	206 sq. ft.	(19.14 sq. m)
<b>Total</b>	<b>1,749 sq. ft.</b>	<b>(162.49 sq. m)</b>

#### Lease

The premises are available by way of an assignment of the existing lease expiring 9 June 2025. Alternatively, a new sublease may be available for a term to be agreed.

#### Rent

# £40,000

per annum exclusive.

Subject to Contract



#### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£43,250
<b>UBR (23/24)</b>	0.499pp

All parties are to advised to make their own enquires to the relevant authority.

#### EPC

The property has an EPC rating of B. A full report is available upon request.

#### Legal Costs

Each party to pay their own legal fees incurred in this transaction.

#### Viewing

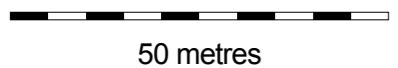
Strictly by appointment through sole agents, **Green & Partners**, contacting:

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**In partnership with:**





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