



**119 LONDON ROAD, HEADINGTON, OXFORD, OX3 9HZ**

**GROUND FLOOR SHOP WITH BASEMENT AND CAR PARKNG SPACE IN EXCELLENT LOCATION**

**TO LET**

**626 SQ.FT RETAIL. BASEMENT 137 SQ.FT PLUS STORE/CAR PARKING SPACE TO REAR**

# 119 LONDON ROAD, HEADINGTON, OX3 9HZ

## LOCATION

The premises are located in an excellent retail location within the Oxford suburb of Headington.. Located about midway between Chancellors and the alleyway to the Waitrose Car park it is in a very busy location next to bus stops and one hour car parking spaces.

Headington is a thriving suburb located on one of the main arterial routes into Oxford City Centre benefitting from Oxford Brookes University, The Manor Hospital, Headington School with other major hospitals also within the immediate vicinity.

There are many multiple shops within the area including Boots, Sainsbury's, Bet Fred, Chancellors Estate Agents and Waitrose.

## DESCRIPTION

The property forms part of a terrace of similar properties being suitable for a variety of uses. It offers a rare opportunity to acquire an affordable retail unit in this busy suburb.

Internally, the property comprises open plan retail accommodation with a single WC at the rear of the shop.

The shop benefits from basement storage and secure rear store in a covered yard that could also be used as car parking.

## ACCOMMODATION

The premises comprise the approximate over all floor areas.

Total Ground floor area	626 sq.ft ( 58.18 sq.m)
Basement	137 sq.ft (12.73 sq.m)
Rear yard	204 sq.ft. 18.95 sq.m)

## TENURE

The premises are available by way of an effect full repairing lease for a term to be agreed at a commencing rent of £28,500 per annum. VAT is payable as well on this rent.

## PLANNING

The property's use class has been incorporated into Class (E) of the 2020 amendment to the act Town and Country Planning Act.

Further enquiries should be made of Oxford City Council.

## RATEABLE VALUE

The premises are rated under the 2026 list as having a rateable value of £20,000. This is NOT the rates you pay.

## EPC

The premises have an EPC rating of C.

## VAT

All figures quoted exclude VAT where applicable.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## VIEWING

Strictly by appointment through Bruce Raybould  
07940 011438

[braybould@marriottsoxford.co.uk](mailto:braybould@marriottsoxford.co.uk)



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