



94A London Road

Headington, Oxford, OX3 9AJ

Ground Floor Retail premises on Prime Pitch on London Road, Headington

1,138 sq ft
(105.72 sq m)

- Prime location with good frontage
- Surrounded by national retailers including Boots, Sainsbury's, Holland and Barret
- 1,138 sqft / 105.72 sqm
- Excellent connectivity to Oxford City Centre
- High levels of passing foot and vehicle traffic
- Rear Pedestrian Access for loading

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Summary

Available Size	1,138 sq ft
Rent	£38,985 per annum
Rates Payable	£12.28 per sq ft Interested parties are advised to make their own enquires with the local athority
Rateable Value	£32,500
Service Charge	£4,000 per annum
VAT	Applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	D (79)

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.

Benefitting from a prominent frontage onto London Road, the unit enjoys excellent visibility in a well-established commercial parade, surrounded by a mix of national brands such as Boots, Sainsbury's, Holland & Barrett, cafés, and thriving local enterprises. The area is popular with students, professionals, and residents alike, ensuring a consistent and diverse customer base throughout the day.

Description

Unit 94A London road offers a large and highly versatile retail space, ideal for a range of occupiers.

Internally, the space is well-proportioned and adaptable, allowing occupiers to tailor the layout to suit a variety of uses (Subject to the necessary consents).

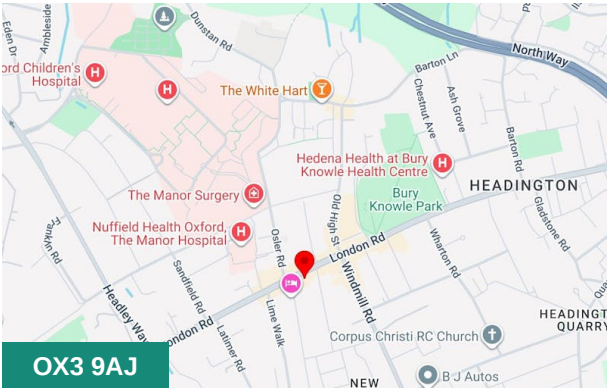
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail Unit	1,138	105.72	Available
Total	1,138	105.72	

Terms

Occupation will be granted on the basis of a new effective full repairing and insuring sub-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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