

**8 UNDERHILL CIRCUS
BARTON
OXFORD OX3 9LU**



588 sq.ft. (54.62 sq.m.)

TO LET ON A NEW LEASE

**RETAIL USE
(Subject to Planning)**

CURRENT USE – IT/TRAINING FACILITY

**29 Beaumont Street
Oxford OX1 2NP**

01865 316311
www.marriottsoxford.co.uk

LOCATION

The property is situated in a parade of neighbourhood shops in Barton. Barton is located close to the junction of the Oxford ring road and the A40 and lies approximately three miles to the northeast of Oxford city centre.

DESCRIPTION

The property comprises a ground floor lock up unit currently adapted for office/training use. Neighbouring occupiers include a convenience store, pharmacy and a fish and chip shop.

To the rear of the unit is an external yard which is surrounded by a brick wall and has double gates for access.

ACCOMMODATION

Currently the unit is divided into a front office/training area, rear office plus ancillary space including store, kitchen and WC.

The net internal area excluding the current partitioning layout comprises:-

588 sq.ft. (54.62 sq.m.)

Amenities include:

- Security shutters
- Kitchenette
- Electric wall heaters
- Rear yard

LEASE TERMS

The property is offered on the basis of a new effective full repairing and insuring lease for a term to be agreed.

RENT

We are instructed to quote a rental of £7,000 per annum exclusive.

PLANNING

It is understood the current consent is for an IT/Training Centre. Retail use may be possible subject to obtaining a satisfactory planning consent. However, interested parties are invited to make their own enquiries of Oxford City Council Planning Dept on 01865 815084.

RATEABLE VALUE

The Rateable Value shown in the 2010 Valuation List is:-

Shop & Premises - £3,600

VAT

All figures quoted exclude VAT where applicable.

LEGAL COSTS

The ingoing tenant will be responsible for their own legal costs and the landlord's legal and surveyor's costs incurred in the transaction.

VIEWINGS

Strictly by appointment with:-

Marriotts
29 Beaumont Street
Oxford OX1 2NP
Telephone: 01865 316311
Contact: Martin Conway

LOCATION MAP (for identification only)



Sat Nav – OX3 9LU

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