



# Unit 7, The Kidlington Centre, High Street, Kidlington, OX5 2DL

## Summary

<b>Available Size</b>	1,038 sq ft
<b>Rent</b>	£15,500 per annum
<b>Rateable Value</b>	£9,800 Rateable Value: £7,400 (subject to increase to £9,700 from 1st April 2026)
<b>Service Charge</b>	Service charge payable, please enquire
<b>VAT</b>	Applicable
<b>EPC Rating</b>	C

## Location

Strategically situated on the A4260, approximately 3 miles north of Oxford and now served by Oxford Parkway Mainline Station, Kidlington has become one of the principal residential areas serving Oxford and an established commercial location in its own right. The town offers excellent communications, on a local level to Oxford, Banbury, Bicester and the surrounding market towns. Kidlington has undergone a substantial expansion in its commercial sector in particular over the past decade. Within Kidlington itself, the subject premises occupy a central location at the heart of the central shopping area adjacent to the main car park.

Other occupiers within The Kidlington Centre include, Costa Coffee, Cardfactory and Freelance Fabrics

## Description

The premises comprise a ground floor retail unit arranged internally to provide an open plan sales area with back of house facilities. The property has a kitchenette and WC facilities. There is rear access to the The Kidlington Centre car park where a provision of one allocated parking space is provided.

## Accommodation

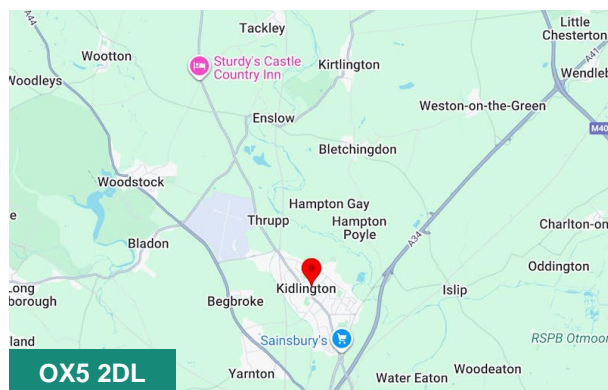
The accommodation comprises the following Net Internal Areas:

Name	sq ft	sq m	Rent
Unit - 7	1,038	96.43	£15,500 /annum
<b>Total</b>	<b>1,038</b>	<b>96.43</b>	

## Terms

Occupation will be granted on the basis of a new effective full repairing and insuring lease for a term to be agreed. The lease is to be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

A service charge will be payable in respect of the management, maintenance and repair of the external, structural and common parts within the building of which the premises forms part.

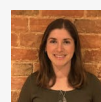


## Viewing & Further Information



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