

RETAIL UNIT TO LET

TO LET
The unit is available on a 5 year lease contracted outside of the Landlord & Tenant Act 1954

RENT
Upon application

FLOOR AREAS SQ FT / SQ M
Ground Floor: 5,810 / 539.77

RATEABLE VALUE
£65,500
(2017 assessment)

SERVICE CHARGE
The service charge for 2022 is £42,195 pa.

EPC
Available upon request.

SUBJECT TO CONTRACT

SUBJECT TO VACANT POSSESSION

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.

4 THE SQUARE, TEMPLARS SQUARE, COWLEY

- The centre forms Oxford's largest covered Shopping Centre.
- Retailers in close proximity include Poundland, Superdrug, Wilko and Iceland.
- Following the introduction of the E Use Class the property could be used as a retail unit, café, restaurant, nursery or gym without the need for planning permission.



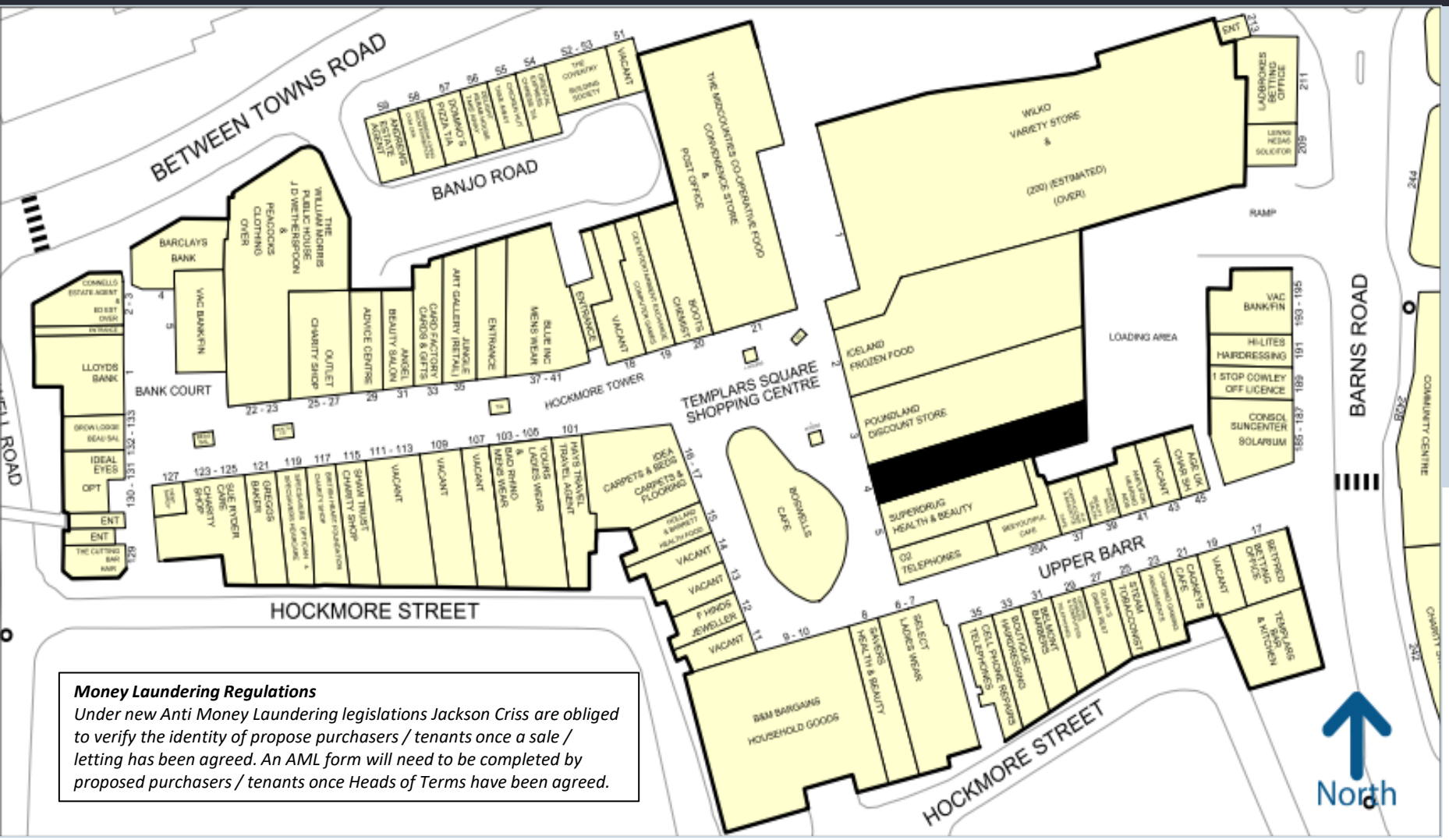


JACKSON CRISS

www.jacksoncriss.co.uk
West End House
11 Hills Place
London W1F 7SE
+44(0)20 7637 7100

4 THE SQUARE, TEMPLARS SQUARE, COWLEY

RETAIL UNIT TO LET



Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of propose purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

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Boots · b&m · wetherspoon · Superdrug · GREGGS · Iceland · wilko · YOURS

JACKSON CRISS

VIEWING

Dan Turner
020 7637 7100
07917 022 524
dant@jacksoncriss.co.uk

Jacob Matthews
07817 722 323
jacobm@jacksoncriss.co.uk



RETAIL UNIT TO LET

TO LET
New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

RENT
£25,000 per annum exclusive.

FLOOR AREAS SQ FT / SQ M
Ground Floor: 804 / 74.69
First Floor: 778 / 72.98
Total: 1,582 / 147.67

RATEABLE VALUE
£25,250 (2017 assessment)
Occupiers will be entitled to 100% rates relief for the 2020/21 period.

SERVICE CHARGE
The service charge for 2020 is £10,423 per annum.

EPC
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13 THE SQUARE, TEMPLARS SQUARE, COWLEY

- The centre forms Oxford's largest covered Shopping Centre.
- Retailers in close proximity include Yours Clothing, New Look, Boots, GAME and Wilko
- Under the new E Use Class the property could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.



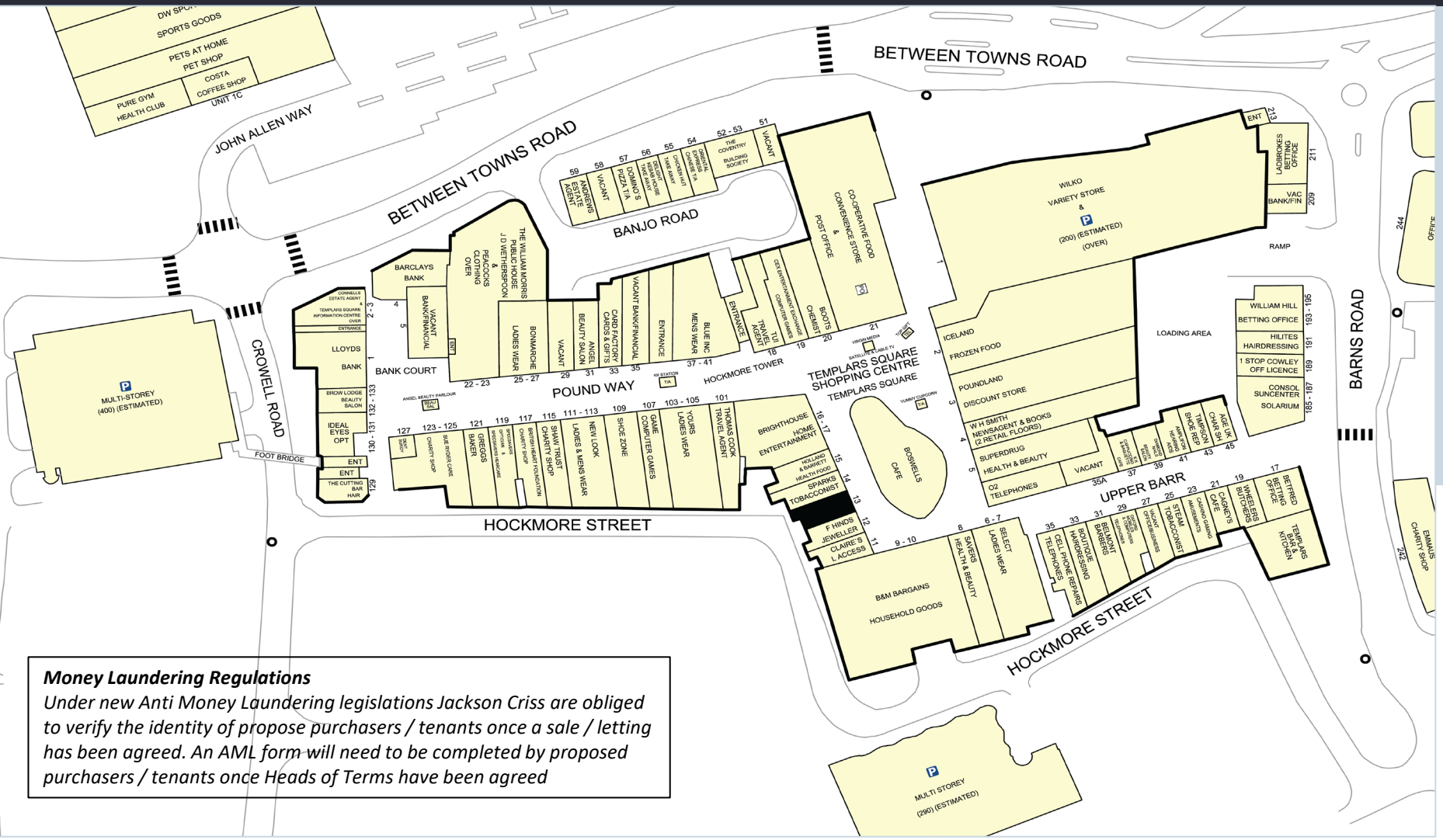


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Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of propose purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed

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RETAIL UNIT TO LET

39-41 THE SQUARE, Ttemplars SQUARE, COWLEY

- The centre forms Oxford's largest covered Shopping Centre.
- Retailers in close proximity include Yours Clothing, Boots, GAME and Wilko.
- Under the new E Use Class the property could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

TO LET
New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

RENT
£55,000 per annum exclusive.

FLOOR AREAS SQ FT / SQ M

Ground Floor:	2,689	249.81
First Floor:	1,884	175.02
Total:	4,573	424.84

EPC
Available upon request.

RATEABLE VALUE
£72,500 (2017 assessment)
Occupiers will be entitled to 100% rates relief for the 2020/21 period.

SERVICE CHARGE
The service charge for 2020 is £31,848.54 per annum.

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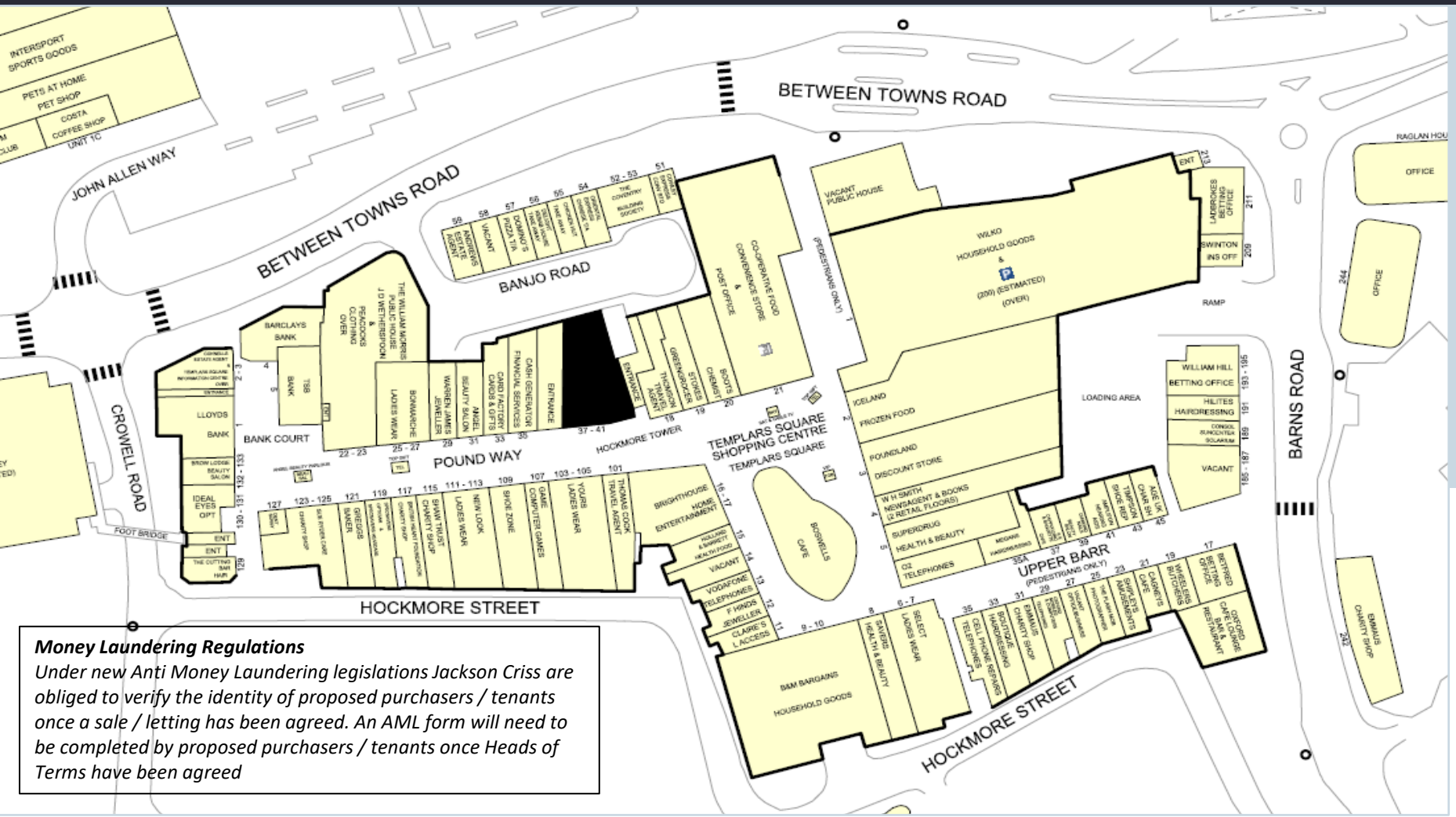


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39-41 THE SQUARE, TEMPLARS SQURE, COWLEY

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Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed

Boots · b&m · wetherspoon · Superdrug · GREGGS · Iceland · wilko · YOURS

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FLOOR AREAS SQ FT / SQ M

Ground Floor	2,465	299

EPC
Available upon request.

RATEABLE VALUE
£13,598
(2017 assessment)

SERVICE CHARGE
The service charge for 2022 is £14,209 pa

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107 THE SQUARE, TEMPLARS SQUARE, COWLEY

- The centre forms Oxford's largest covered Shopping Centre.
- Retailers in close proximity include Iceland, Boots, wilko and Co-op
- Under the new E Use Class the property could be used as a retail unit, Shop, café, restaurant, nursery or gym without the need for planning permission



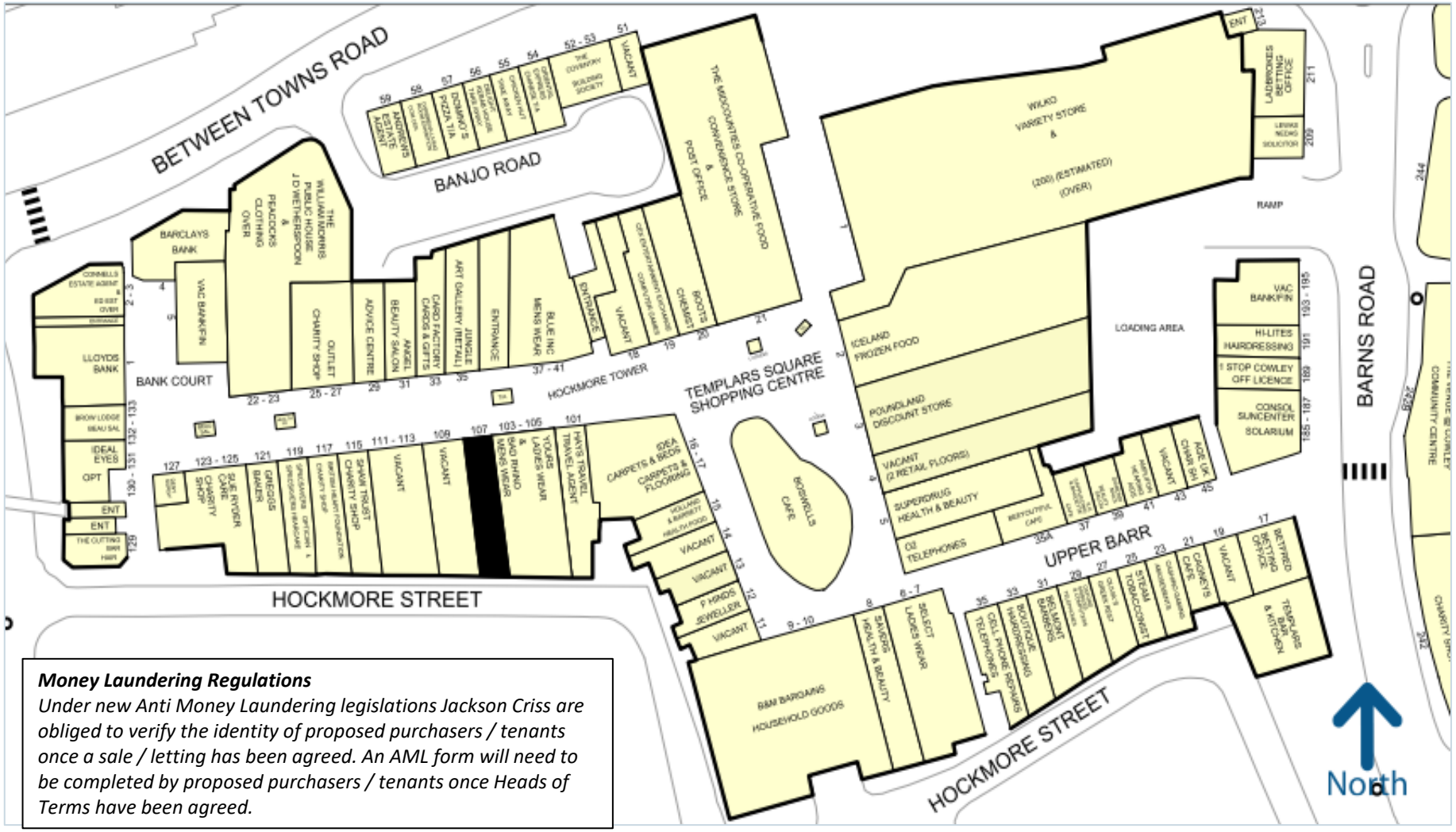


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RETAIL UNIT TO LET

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The unit is available on a 5 year lease contract outside of the Landlord & Tenant Act 1954

RENT
Upon application.

FLOOR AREAS SQ FT / SQ M

Ground Floor	2,180	202.53

EPC
Available upon request.

RATEABLE VALUE
£20,210
(2017 assessment)

SERVICE CHARGE
The service charge for 2022 is £12,650 pa

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- The centre forms Oxford's largest covered Shopping Centre.
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- Under the new E Use Class the property could be used as a retail unit, Shop, café, restaurant, nursery or gym without the need for planning permission.



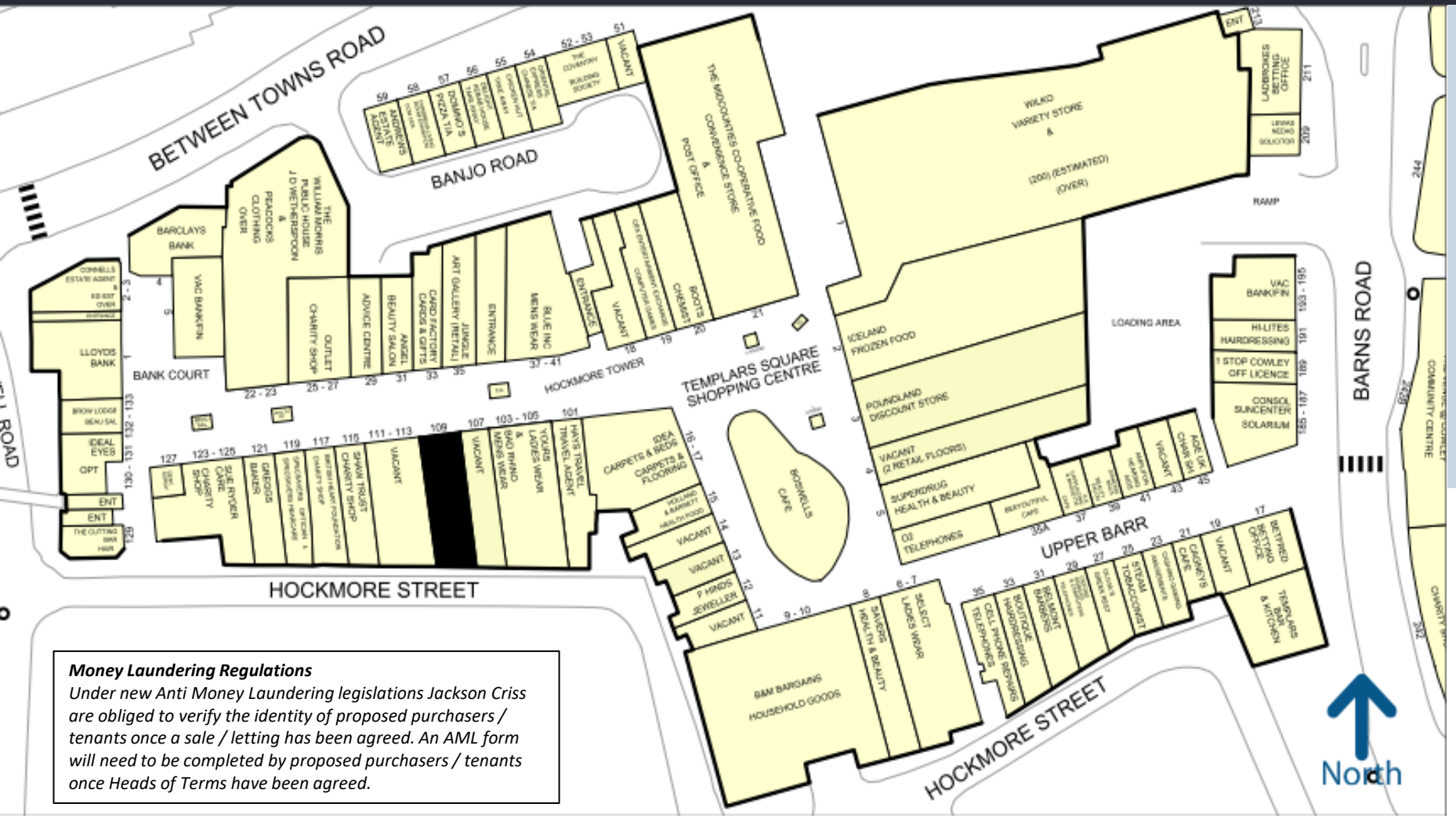


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RENT
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FLOOR AREAS SQ FT / SQ M

Ground Floor 5,250 / 485.88

EPC
Available upon request.

RATEABLE VALUE
£22,705
(2017 assessment)

SERVICE CHARGE
The service charge for 2022 is £29,699 pa

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111-113 THE SQUARE, TEMPLARS SQUARE, COWLEY

- The centre forms Oxford's largest covered Shopping Centre.
- Retailers in close proximity include Iceland, Boots, Wilko and Co-Op.
- Under the new E Use Class the property could be used as a retail unit, Shop, café, restaurant, nursery or gym without the need for planning permission.



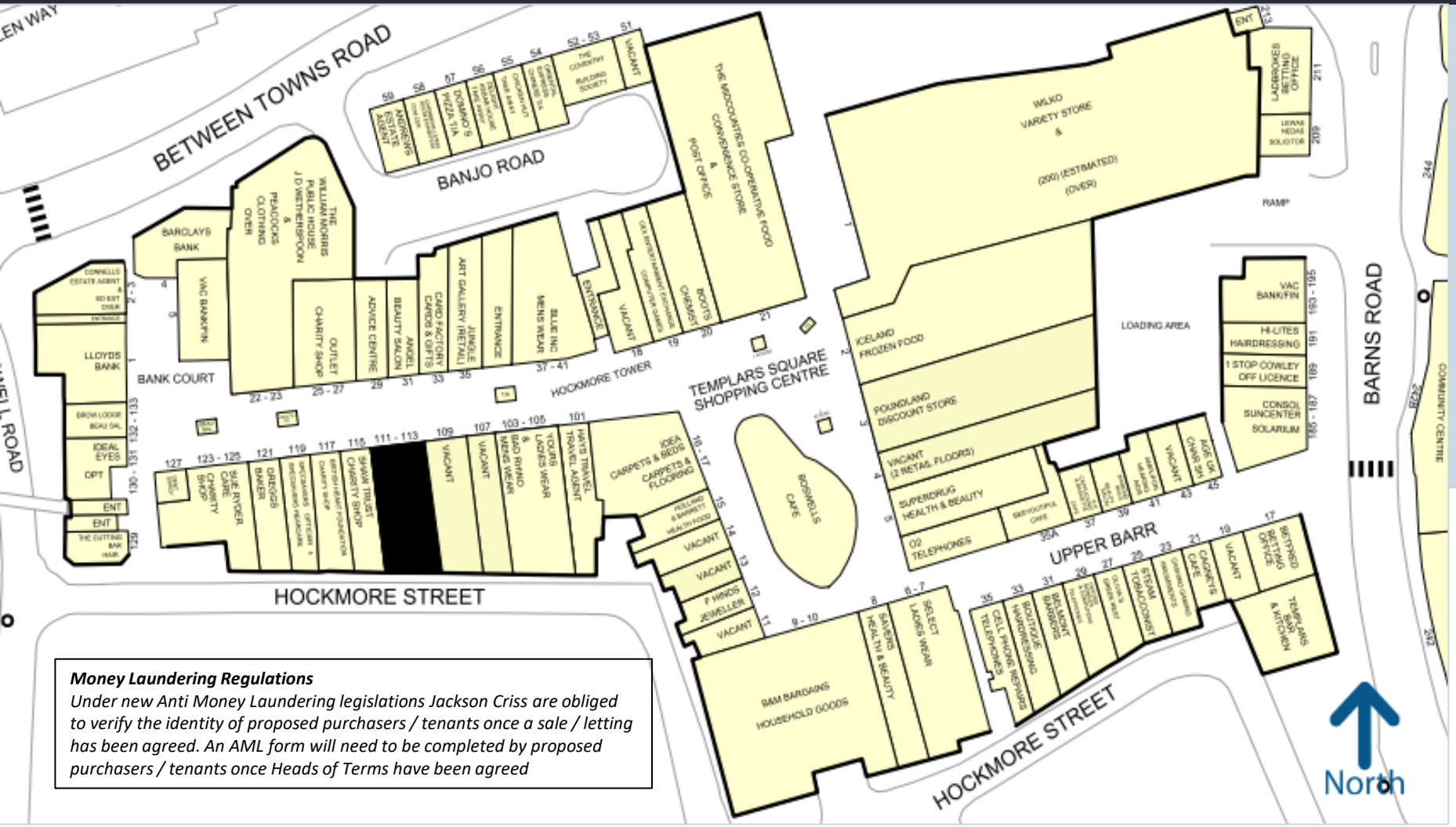


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New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

RENT
£35,000 per annum exclusive.

FLOOR AREAS SQ FT / SQ M

Ground Floor:	1,495	138.80

EPC
Available upon request.

RATEABLE VALUE
£31,500 Occupiers will be entitled to 100% rates relief for the 2020/21 period.

SERVICE CHARGE
The service charge for 2020/21 is £2,276 per annum

RATES PAYABLE
£15,719

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193 / 195 BARNS ROAD - COWLEY

- The centre forms Oxford's largest covered Shopping Centre.
- Anchor tenants inside of the scheme include Wilko, B&M, New Look and Boots.
- Upper Bar is the external mall at the Shopping Centre linking to the main bus terminal for the area. Retailers in the vicinity include a rage of independent and regional occupiers and cafes
- Under the new E Use Class the property could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.



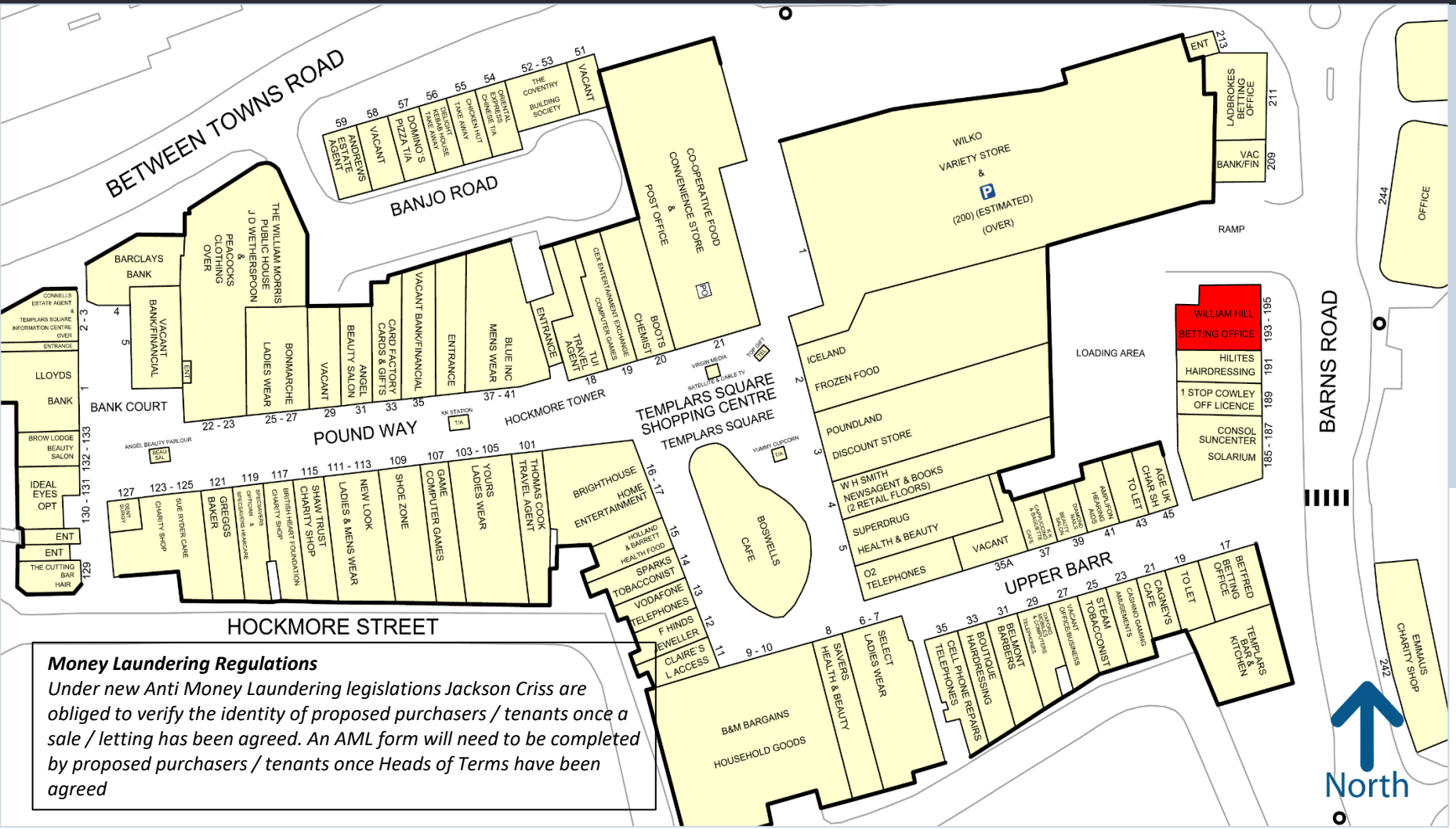


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