

# TO LET: Shop/Office

## 9 Nuneham Courtenay, Oxford, OX44 9NX

**February 2019**



**New Lease. £8,000 per annum**

**Tenure:** We have received instructions to offer this unique retail unit located in the picturesque village of Nuneham Courtenay, on the A4074 between Oxford and Dorchester-on-Thames, six miles south of Oxford city centre. Located on a busy main road, we are offering this property on a new lease at an initial rent of £8,000 per annum, increasing by £1,000 per year.

**Accommodation:** The property has the following measurements: Ground floor retail 23 ft x 13 ft, adjacent store / workshop 12 ft x 5 ft, separate w.c. and first floor office 13 ft x 8 ft

**Outgoings:** The local rating authority is South Oxfordshire District Council and the property has a Rateable Value of £2,650. If this is an occupiers only commercial premises no rates will be payable under the government's Small Business Rates Relief Scheme.

**Legal Fees:** Prospective tenants will be responsible for contributing £500 plus VAT towards our clients legal costs, these to be paid as solicitors are instructed.



*Subject to Contract*

# BANKIER SLOAN

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