

TO LET
Retail Unit

9 Nuneham Courtney Oxford, OX44 9NX



Tenure: We have been instructed by our clients to offer on lease this unique retail unit located in the picturesque village of Nuneham Courtney, on the A4074 between Cowley and Dorchester on Thames, six miles south of Oxford city centre. Located on a busy main road the property known as Thread Needle House, famed for many years as the areas longest established embroidery business, has in recent times been run as a florists. We are offering this property on a new six year lease (with three year rent reviews) at an initial rent of £9,000 per annum.

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 £2,125. As this property has a Rateable Value of less than £2,600 we believe no rates will be payable until October 2012.

Legal Fees: Prospective tenants will be responsible for contributing £750 plus VAT towards our clients legal costs, these to be paid as solicitors are instructed.



For full details please contact: **BANKIER SLOAN**

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Subject to Contract

Regulated by RICS