

PRIME SHOP
LEASE FOR SALE

10 HIGH STREET
OXFORD, OX1 4DB



LOCATION:

The subject property is situated in a prominent position on the High Street fronting The Covered Market and close to the junction with Cornmarket Street. Nearby occupiers include Whistles, Jack Wills, Jigsaw, Caffè Nero, Paul, Hotel Chocolat, David Chulow, All Bar One and the new Ivy Restaurant which is due to open shortly.

ACCOMMODATION:

The premises are arranged on ground, basement, first and second floors having the following approximate dimensions and floor areas: -

Ground Floor	1194 sq ft	110.9 sq m
1st Floor Sales	306 sq ft	28.4 sq m
1st Floor Storage	1810 sq ft	168.2 sq m
2 nd Floor Office/Storage	2204 sq ft	204.8 sq m
Basement Storage	<u>1298 sq ft</u>	<u>120.6 sq m</u>
Total	6812 sq ft	632.9 sq m

LEASE:

The premises are held on an existing lease expiring in January 2023 at a passing rental of £140,000 per annum exclusive. The lease is within the protection of the Landlord & Tenant Act 1954.

INCENTIVES:

An incentive of up to 6 months' rent free is available subject to status.

LEGAL COSTS:

Each side to bear their own legal costs incurred in the transaction.

RATES:

We understand that the premises are assessed for rates as follows: -

Rateable Value	£162,000
Rate in pound	0.504p
Rates Payable (2019/2020)	£81,648

Interested parties are advised to verify this information with the Local Rating Authority.

VIEWING:

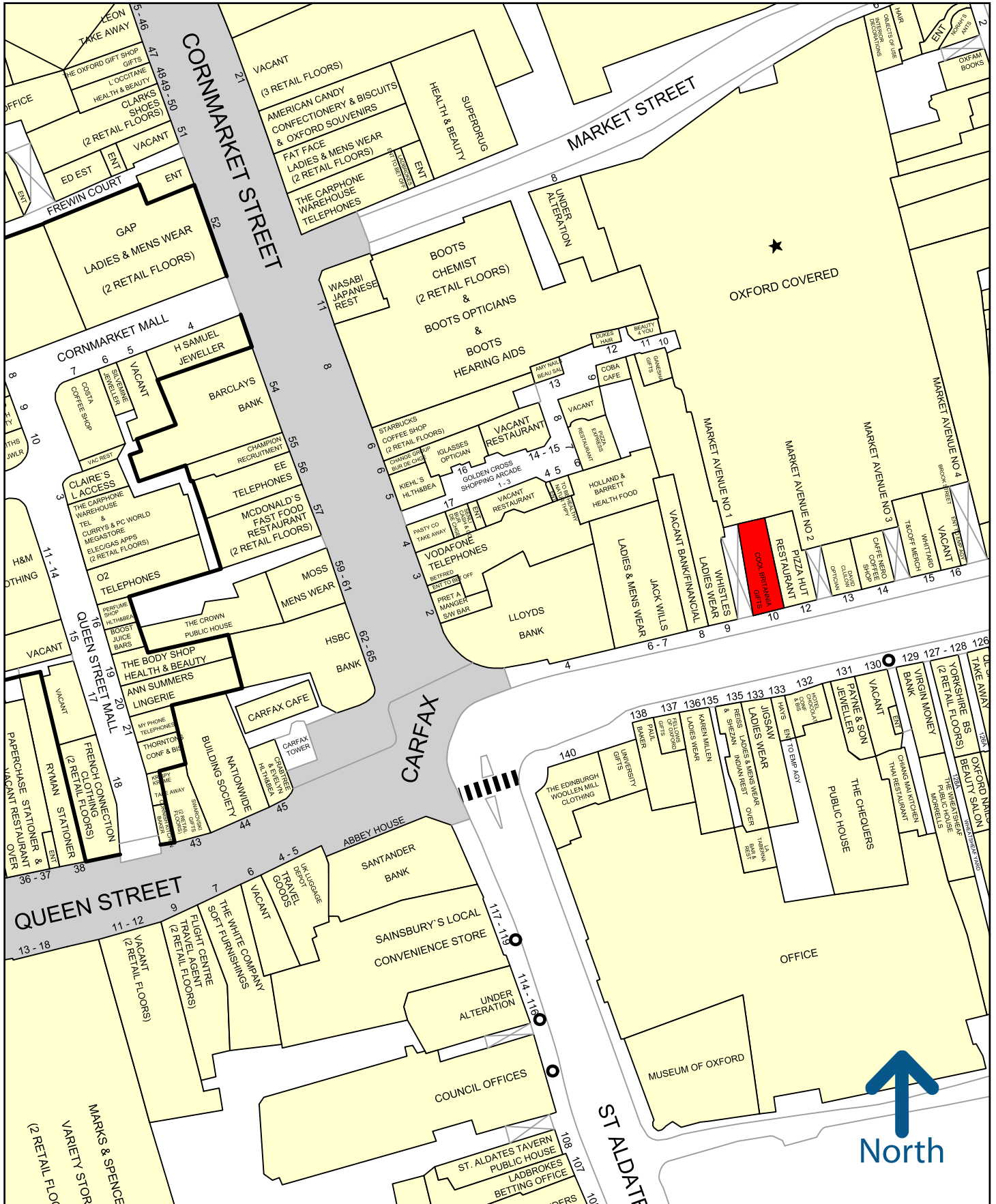
Viewings can be arranged at short notice via:

Amrita Kaur
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SUBJECT TO CONTRACT

These particulars are for guidance only. Accuracy cannot be guaranteed. They do not form part of any contract.





50 metres

Experian Goad Plan Created: 10/08/2018
Created By: TK Retail

