

# On the Instruction of Lloyds Bank

## LEASEHOLD AVAILABLE

### OXFORD, 29 Queen Street OX1 1ER



#### Key Features

- LEASEHOLD AVAILABLE
- RARE OPPORTUNITY

#### Viewing

By appointment via this office:

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#### Location

The subject property is located in a prime position on Queen Street close to the entrance of the Westgate Centre which is in the process of being redeveloped and will benefit from a new **John Lewis** anchor and circa 800,000 sq ft of retail space opening Autumn 2017. Nearby occupiers include **TopShop**, **Accessorize**, **Marks & Spencer** and **Halifax**. A street traders plan is on the reverse of these particulars.

#### Description

The available space comprises ground and basement floors providing the following net approximate dimensions and areas:

#### Accommodation

|                    |                    |                    |
|--------------------|--------------------|--------------------|
| Internal Width     | 2.74 m             | 9 ft               |
| Widening to        | 3.75 m             | 12 ft 4 ins        |
| Ground Floor Sales | 92.96 sq m         | 1,033 sq ft        |
| Basement Ancillary | 30.75 sq m         | 331 sq ft          |
| <b>Total</b>       | <b>126.71 sq m</b> | <b>1,364 sq ft</b> |

#### Tenure

The property is held on an FRI lease expiring 18<sup>th</sup> September 2027. The next rent review is 18<sup>th</sup> September 2017. The passing rent is **£110,000** per annum exclusive.

#### Terms

Offers invited on a new sublease for a term to be agreed at a rental of £110,000 pax.

#### Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £82,500 and the rates payable are £41,002.50 pa. The UBR for 2016/2017 is 49.7p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

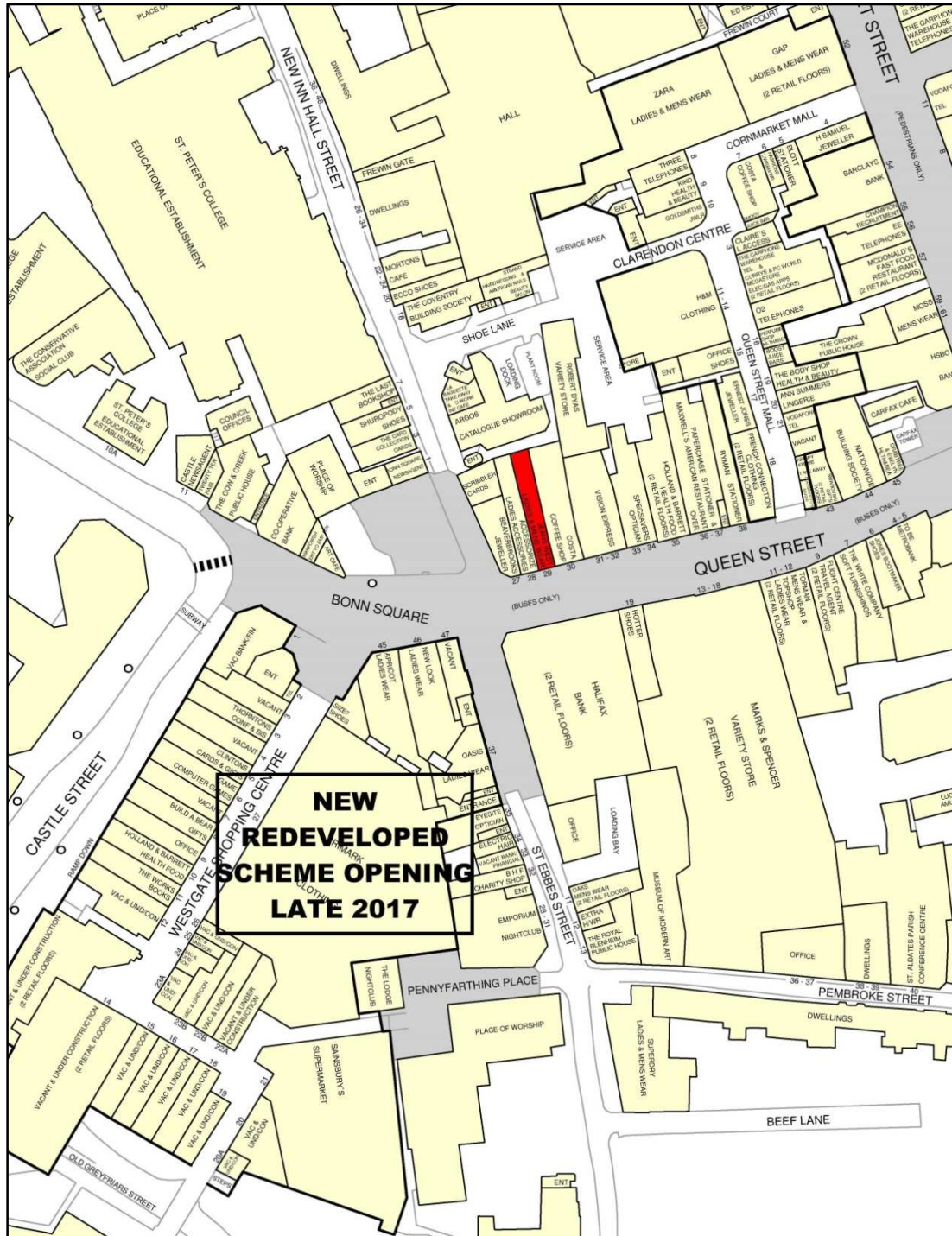
#### EPC

An EPC can be made available on request.

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Not to scale.

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