

19/20 St Clements Street, Oxford



19/20 St Clements Street, Oxford,
OX4 1AB

Shop To Let

Contact:
Jordan Thomas
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Location

The property is located at the junction of St Clements Street with York place in close proximity to The Plain and less than a mile walk from Oxford City Centre.

Occupiers in close proximity include:

Sainsburys Local, Subway, Anne Veck, Be at One
Cocktail bar, Cape of Good Hope Pub, The Coconut
Leaf and The Half Moon Pub

Rent

Offers in the region of **£27,500** per annum exclusive plus Service Charge (Currently **£350** per annum)

01865 595143

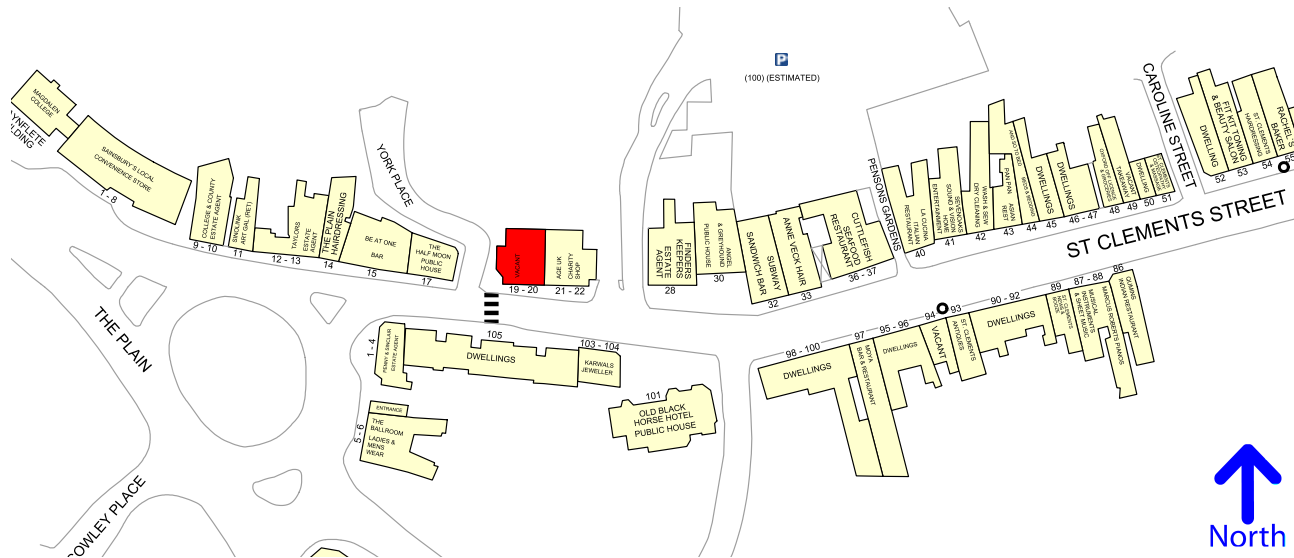
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Oxford, OX2 7HN

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Accommodation

The Property is arranged over ground floor only and provides the following Net Internal floor areas.

Sales:	681 sq ft	63.27 sqm
Ancillary:	118 sq ft	10.98 sqm
External Store:	24 sq ft	2.20 sqm
Total:	823 sq ft	76.45 sqm

Tenure

The property is offered on the basis of a new effective full repairing and insuring lease for a term to be agreed by negotiation.

EPC

An Energy Performance Certificate for the premises has been organised and will be published soon

Rates

The Rateable Value from 1st April 2017 is as follows:

Rateable Value:	£23,000
Notional UBR (2017/18)	0.479p
Notional Rates Payable	£11,017

Interested parties should verify these figures with the Local Authority.

Services

We understand the property is connected to mains electricity, water and drainage. However, no services have been tested by the agents.

Planning

We understand that this property benefits from an A1 use. Other uses may be considered subject to Planning.

VAT

All figures quoted exclude VAT where applicable.

Legal Costs

Each party are to be responsible for their own legal cost incurred in this transaction.

Anti-Money Laundering Regulations 2017

JRBT is obliged by law to carry out Customer Due Diligence for anyone entering into a contract on properties marketed on behalf of our clients.

Viewing

By appointment through joint agents:

Jordan Thomas

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Jonathan Thomas

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SUBJECT TO CONTRACT

AUGUST 2018

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