

STRICTLY CONFIDENTIAL DISPOSAL – STAFF UNAWARE

OXFORD – UNIT 44a, WESTGATE SHOPPING CENTRE

PRIME SHOP LEASE FOR SALE ADJACENT TO ERNEST JONES AND SMIGGLE



LOCATION

Westgate is the major shopping mall in Oxford City Centre, anchored by **John Lewis, Zara, Next** and **Primark** comprising over 100 stores, a luxury cinema, roof top terrace dining and 1,000 car parking spaces.

The shop is located in a prime position within the entrance mall from Queen Street. Other nearby retailers include **Zara, Mango, Superdry, H&M, Vans, Dr. Martens** and **Hotel Chocolat**.

THE PROPERTY

The premises are arranged over ground floor only comprising the following approximate dimensions and floor area:

Gross Frontage	-	6.09 m	20' 00"
Net Frontage	-	5.25 m	17' 03"
Internal Width (max)	-	6.09 m	20' 00"
Shop Depth (max)	-	18.97 m	62' 03"
Ground Floor Net	-	100.33 m ²	1,080 sq.ft.

COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

EPC

An EPC is available upon request.

LEASE

The premises are offered by way of an assignment of the existing lease, contracted outside the Landlord & Tenant Act 1954, expiring on 28th March 2026 at a passing rental of **£152,700 p.a. excl.** of rates, service charge and VAT (if applicable).

The rent increases each year by RPI with a 1/3% collar & cap.

SERVICE CHARGE / INSURANCE

The current combined service charge and insurance liability is **£14,462 per annum.**

INCENTIVES

Incentives are available, subject to covenant strength. Further information available upon request.

RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:

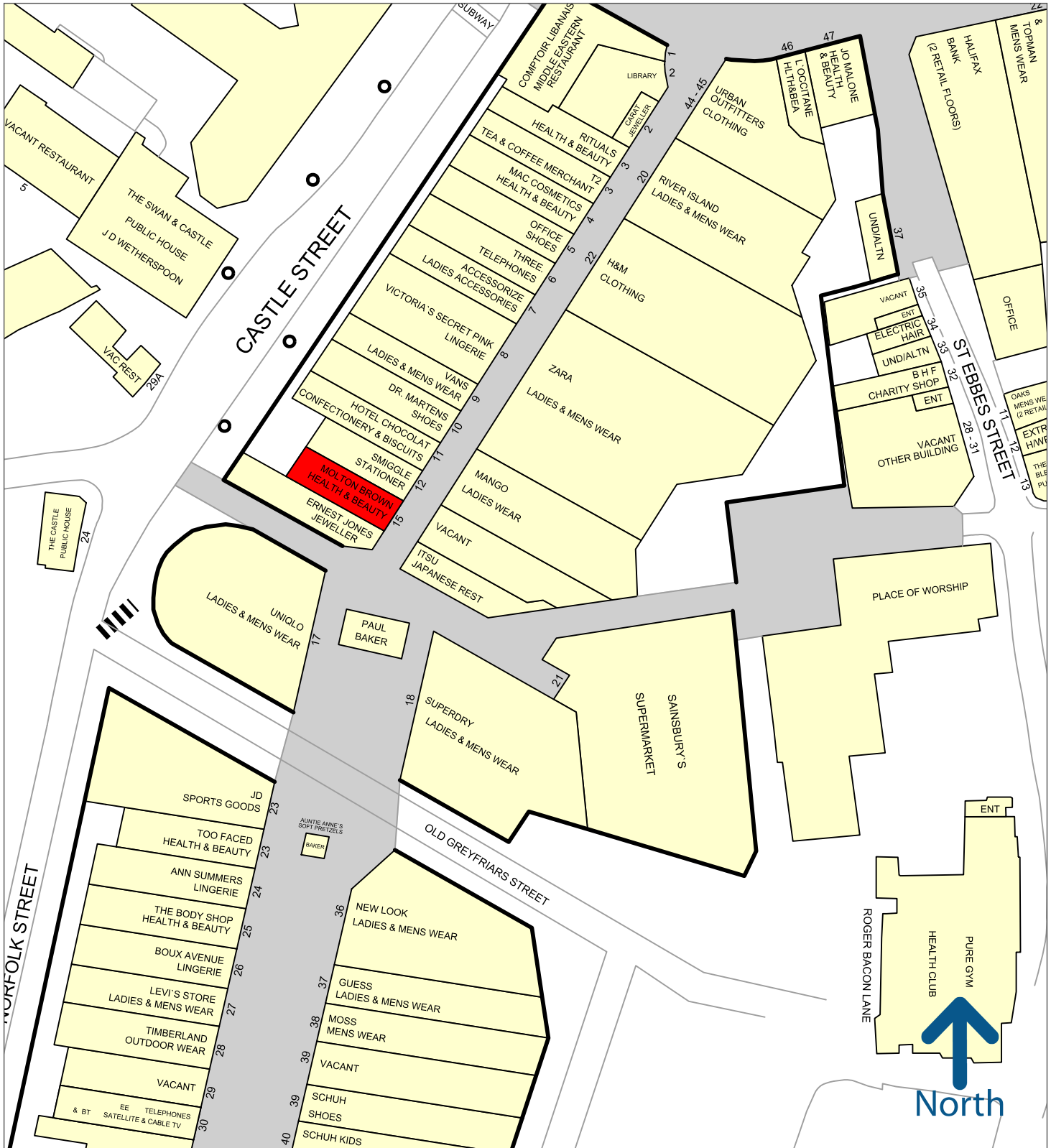
Rateable Value	-	£122,000
UBR (2021/2022)	-	51.2p

Various relief schemes are in existence and interested parties are recommended to make their own enquiries with the Business Rates Department of Oxford City Council – Tel: 01865 249 811

INSPECTION

The shop staff are **totally unaware** of the intended disposal and therefore viewings can only be carried out with prior notice by contacting:-

Anthony Rose anthonyrose@sprrg.co.uk **Mobile: 07802 922653**



50 metres

Experian Goad Plan Created: 02/12/2020
Created By: Smith Price RRG



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