

# 5 & 6/7 CORNMARKE STREET

## OXFORD, OX1 3EX



Exceptional Prime Oxford  
City Centre Location

**2 Prime Shops To Let  
on Cornmarket Street**

Available:  
5 Cornmarket - August 2021  
6/7 Cornmarket - April 2021  
Subject to Vacant Possession



## Location.

The properties occupy an excellent location within an attractive period building on pedestrianised Cornmarket Street in a 100% prime location close to the junction with High Street and Queen Street. Nearby occupiers include Boots, McDonald's, Anthropologie, Marks and Spencer, Pret a Manger and Barclays.

With 7 million visitors per year, Oxford is renowned as one of the best shopping locations in the UK. Oxford's retail offer in addition to Cornmarket Street and Queen Street, includes the 800,000 sq ft Westgate Shopping Centre, anchored by John Lewis and home to many of the UK's most well-known retail and leisure brands. Oxford is home to 42,000 students from the University of Oxford and Oxford Brookes University. Jesus College, University of Oxford have exciting plans for a new educational facility with accommodation, as well as a small amount of retail in a development adjacent to the property.

Oxford is ranked eighth in the Quality Regional Centres for the UK and 44th in the overall CACI UK town rankings with an estimated total spend of £555.6 million, providing an excellent catchment and shopper demographics.



Primary Retail Population  
**322,000**



**c.42,000 students**  
at University of Oxford and  
Oxford Brookes University



**66%** of Population  
Categorised as ABC1



**7 Million Tourists**  
Visit Annually



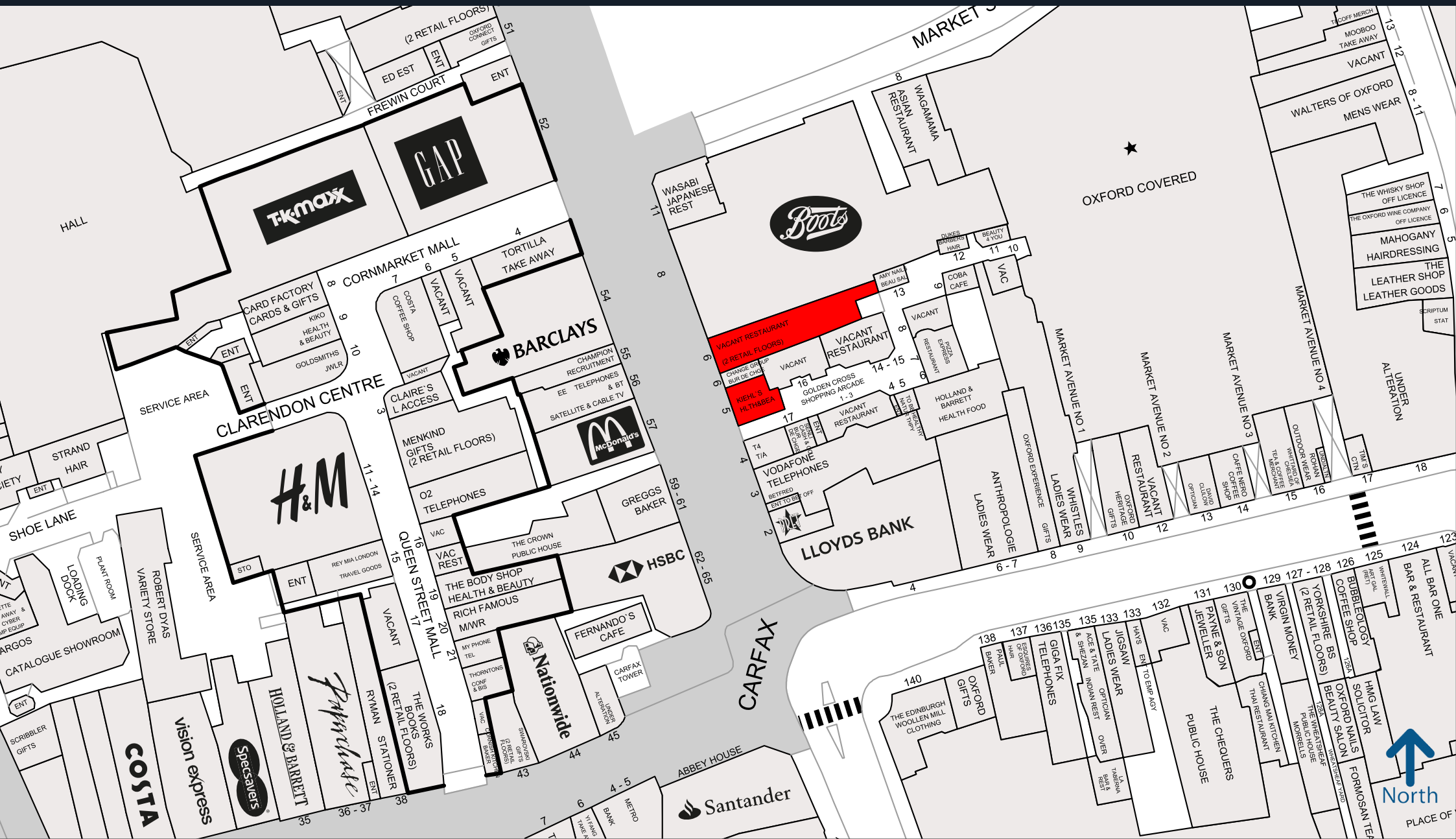
Retail Expenditure growth of  
**3.5% per annum** was forecast  
pre Covid. Strong post Covid  
recovery expected.



The UK's **7th Most Visited**  
**City** for overseas tourists

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## Accommodation.

### 5 Cornmarket Street

The property is arranged over ground and basement levels and provides the following approximate net internal floor areas:

Ground floor	Sales	338 sq ft	31.4 sq m
Basement	Ancillary	278 sq ft	25.8 sq m
<b>Total</b>		<b>616 sq ft</b>	<b>57.2 sq m</b>

### 6/7 Cornmarket Street

Arranged over ground and first floor café / sales area and basement ancillary providing the following approximate net internal floor areas:

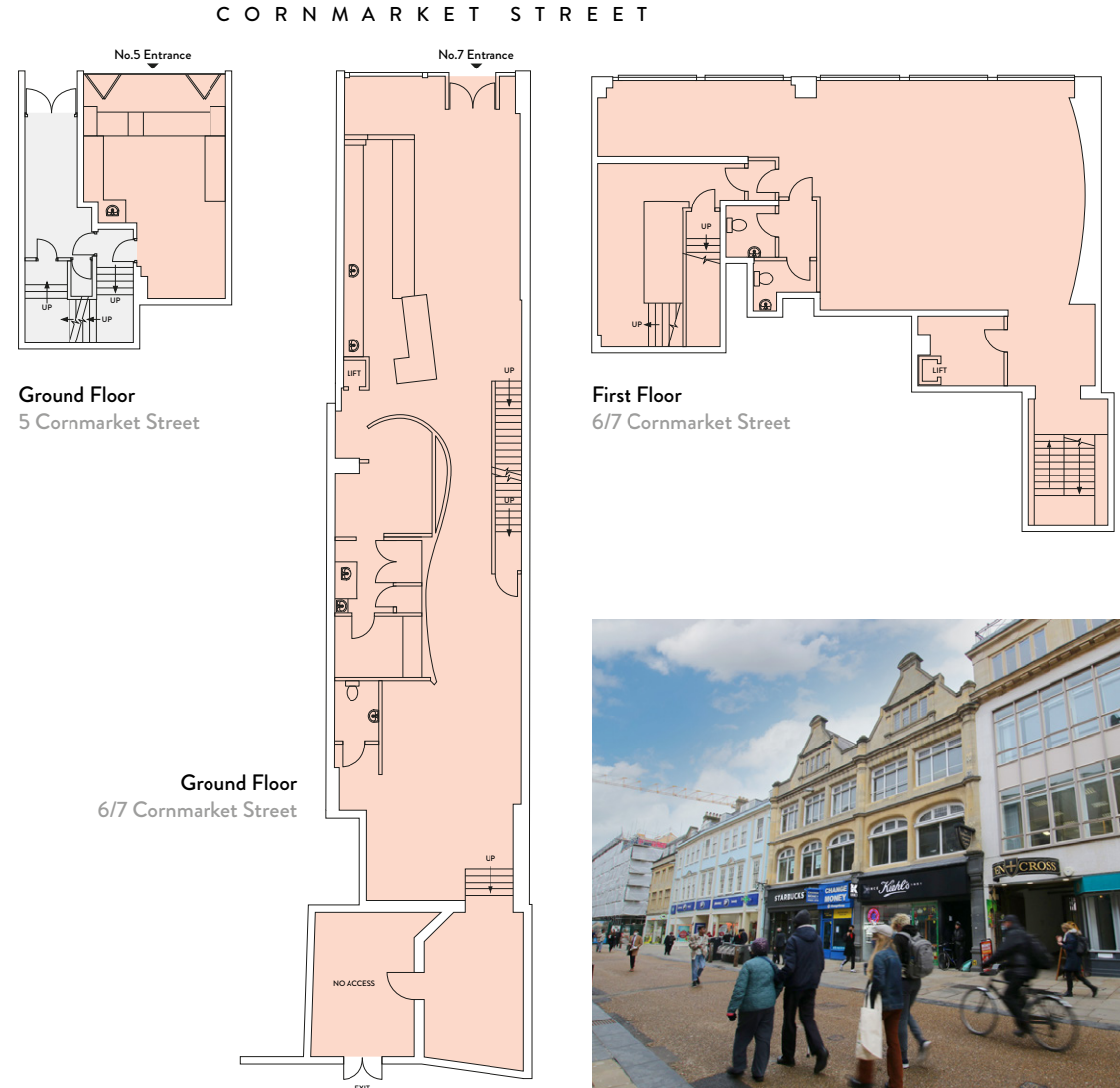
First floor	Sales / Café Seating	1,334 sq ft	124.9 sq m
Ground floor	Sales	1,915 sq ft	177.9 sq m
Basement	Ancillary	2,027 sq ft	183.3 sq m
<b>Total</b>		<b>5,276 sq ft</b>	<b>486.1 sq m</b>

Alternatively consideration will be given for ground and basement arrangement only excluding first floor.

## Lease Terms.

Both units are available separately on new effective FRI leases and subject to 5 yearly upward only rent reviews.

## Floor Plans.



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## EPC.

5 Cornmarket Street – C 64  
6/7 Cornmarket Street – D 77

## Rents.

5 Cornmarket Street  
Quote Rent - £60,000 pax

6/7 Cornmarket Street  
Quote Rent - £230,000 pax  
Quote Rent (excluding first floor) - £200,000 pax

## Rates.

5 Cornmarket Street	
Rateable Value	£71,500
UBR 2020/21	0.512
Rates Payable	£36,608
6/7 Cornmarket Street	
Rateable Value	£243,000
UBR 2020/21	0.512
Rates Payable	£124,416

Interested parties should make their own enquiries of the Local Rating Authority to verify these figures. Covid concessions may apply.

### Energy Performance Certificate

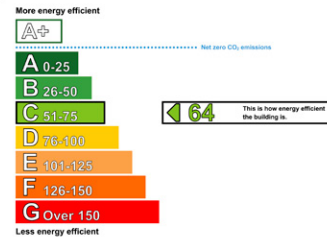
Non-Domestic Building

5 Cornmarket Street  
OXFORD  
OX1 3EX

Certificate Reference Number:  
9200-4915-0365-4890-0024

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating



#### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 82  
Assessment Level: 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 65.55  
Primary energy use (kWh/m<sup>2</sup> per year): Not available

#### Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built  
69 If typical of the existing stock

### Energy Performance Certificate

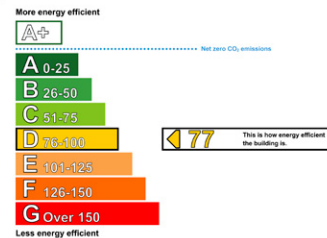
Non-Domestic Building

Starbucks Coffee Co (UK) Ltd  
6-7 Cornmarket Street  
OXFORD  
OX1 3EX

Certificate Reference Number:  
9090-1927-0355-0310-0090

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating



#### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 812  
Assessment Level: 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 93.08  
Primary energy use (kWh/m<sup>2</sup> per year): Not available

#### Benchmarks

Buildings similar to this one could have ratings as follows:

35 If newly built  
10.1 If typical of the existing stock

## Contact Details.

Further information and viewing via joint agents;



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