



#### IN BRIEF

- Prominent corner location retail unit
- Approx. 1075 sq. ft
- Characterful period building

#### BUSINESS RATES

Rateable Value: : £69,000

#### TIMING

Vacant possession to be given upon completion of legal formalities.

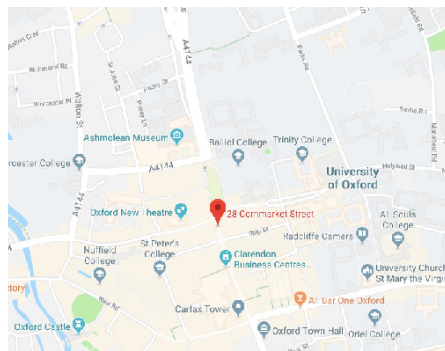
## TO LET PROMINENT CITY CENTRE RETAIL UNIT

28 Cornmarket St, Oxford OX1

### LOCATION

Located on one of Oxford's key pedestrianised retail streets this property occupies a bold corner location at the junction of Cornmarket Street and Ship Street.

The premises adjoins Pret a Manger and is surrounded by key high street chains such as Burger King, WH Smiths, ITSU and LEON.



### DESCRIPTION

This characterful grade II listed building dating back to the 15th century, was extensively restored in 1986 bringing back its original features. The premises is spread over four floors and benefits from two prominent window frontages onto Cornmarket St and Ship St, plus an additional side access door via Ship St. It would be suitable for an A1 food operator or any other that can benefit from extensive passing trade.

### ACCOMMODATION

The property has the following approximate floor areas:-

- Frontage to Cornmarket St - 17'
- Return Frontage to Ship St - 18' 2"
- Internal Width - 14' 2"
- Ground Floor Sales - 241 sq. ft.
- Basement Sales/Storage - 200 sq. ft.
- First Floor Sales/Ancillary - 280 sq. ft.
- Second Floor Sales/Ancillary - 354 sq. ft.

### LEASE

The building is held subject to a 10 year FRI Lease, commencing March 2017 and subject to a March 2022 rent review.

### VIEWING & CONTACT

Strictly by prior appointment with the joint letting agents:

**Amy Williams**  
amy@njcommercial.co.uk

**Tim Norris-Jones**  
tim@njcommercial.co.uk

**NJ Commercial Ltd**  
01865 910184  
www.njcommercial.co.uk

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0208 953 1412  
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Subject to contract

#### DISCLAIMER

The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

## RENT

£80,000 per annum exclusive of business rates and service charge.

## VAT

The landlord has elected to charge VAT on the rent and other outgoing.

## RATES

We have been advised that the Rateable Value of 28 Cornmarket St is £69,000 and the rate in the £ is 0.48. However interested parties are advised to confirm this information with the local Rating Authority – Oxford City Council.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

## POSSESSION

Vacant possession to be given upon completion of legal formalities.

## EPC

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **182** This is how energy efficient the building is.

Less energy efficient



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