

2 CORNMARKET STREET OXFORD

OX1 3EX

100% Prime, Retail / Food Opportunity



bf.
brasierfreeth.com

Prime Unit Lease for Sale - E Class

CORNMARKET STREET OXFORD

OX1 3EX

LOCATION

Oxford is an internationally recognised destination, attracting visitors "from all over the world" with a highly educated, affluent mix which is supported with premium retail and leisure. With circa 7 million visitors per year, 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 many other well-known retail and leisure brands. Oxford is home to over 26,000 students from the University of Oxford and Oxford Brookes University.

The subject property occupies an excellent location on Cornmarket Street close to the junction with Queen Street and High Street.

Nearby occupiers include Boots, McDonald's, Anthropologie, Marks and Spencer, Pret a Manger and Barclays.

ACCOMMODATION

The entire property is available affording the following approximate floor areas and dimensions:

Gross Frontage	6.00 m	19 ft 22 ins
Shop Depth	5.90 m	19 ft 4 ins

	Size Sq.m	Size Sq.ft
Ground Floor	35.40	381
First Floor	27.96	301
Second Floor	24.90	268
Basement	30.66	330
Total	118.92	1,280

Retail Opportunity
LEASE FOR SALE





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LEASE

The premises are held on an effective full repairing and insuring lease for a term expiring on the 2 May 2032, granted outside the security of tenure provisions of the Landlord & Tenant Act 1954. The current rental is £65,000 per annum, which is subject to rent review on the 2 May 2027.

The lease is subject to a tenant only option to break on 8 June 2027 upon 6 months' prior notice.

PREMIUM

A significant premium is required for the benefit of this lease, offers are invited.

EPC

Further details available upon request. C 68.

RATES

VOA website shows an entry in the current Rating List of £62,000.

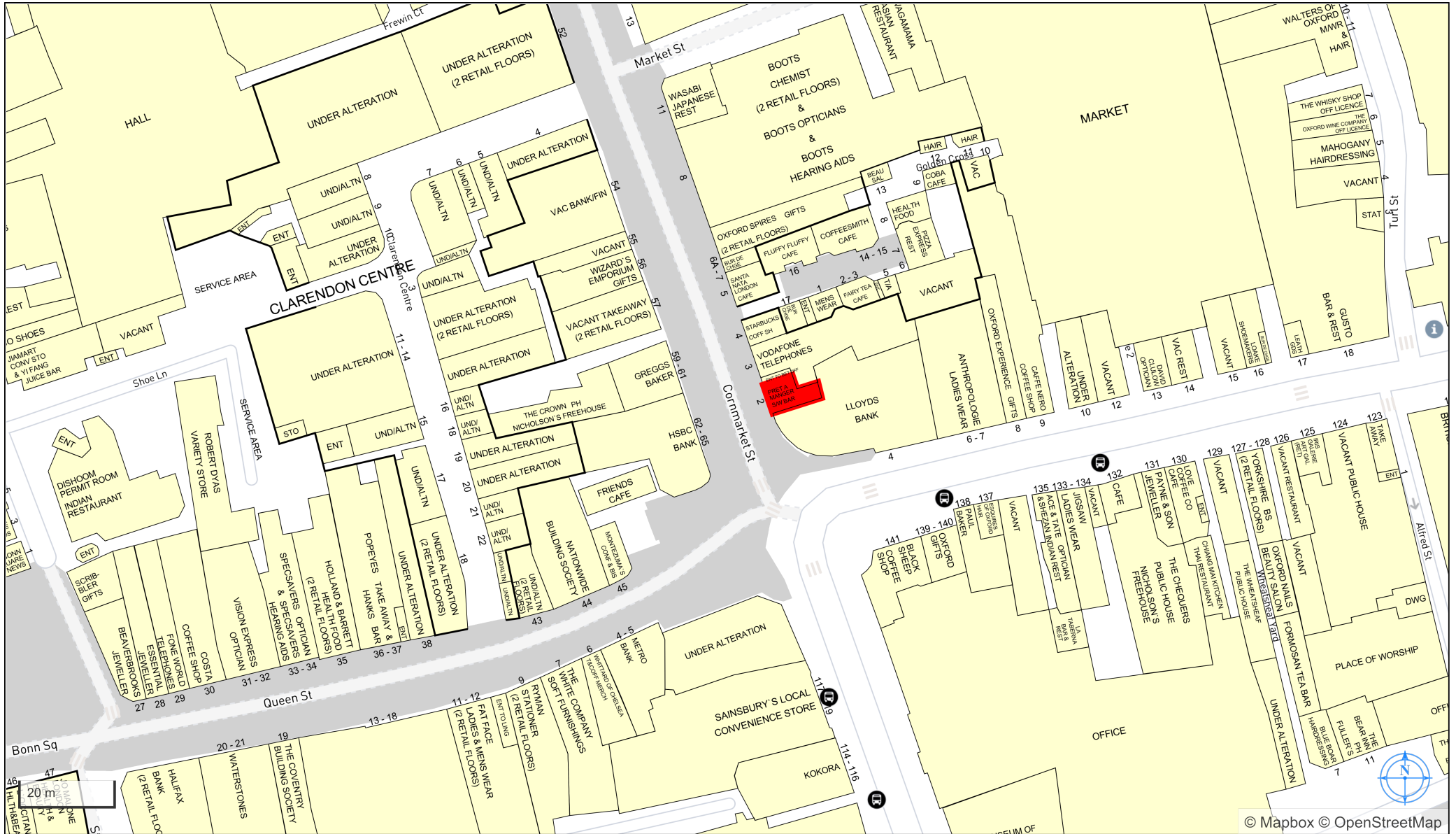
For rates payable please refer to the Local Charging Authority, Oxford City Council - 01865 249811.

LEGAL COSTS

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

Retail Opportunity
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CONTACT

GET IN TOUCH

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Viewings - Please note

This store is trading and staff are unaware of the impending disposal. Therefore all viewings must strictly be made by appointment only via Brasier Freeth.

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.