

**OXFORD**

4 Turl Street, OX1 3DQ



## RETAIL TO LET

**1,037 SQ FT**

- Prominent Location
- High Footfall
- Charming Characteristics

**An opportunity to occupy a well-presented retail unit in Oxford's famous Turl Street**

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## Summary

<b>Available Size</b>	1,037 sq ft
<b>Rent</b>	£40,000 per annum
<b>Rates Payable</b>	£18,688 per annum
<b>Rateable Value</b>	£36,500
<b>EPC Rating</b>	Upon enquiry

## Description

From the famous Turl Street, the grand frontage and high glazing of this unit draw attention to the attractive retail space. Inside, the unit benefits from high ceilings and is finished to a high standard complemented by modern features.

A basement also services the unit which can be used as storage or as a manager's office.

## Location

Turl Street is synonymous with Oxford and remains a thriving retail location, due in part to its aesthetics and historic street scene. The unit is directly opposite Lincoln College and among businesses such as Walters of Oxford, The Missing Bean, The Oxford Wine Company, and The Mitre Hotel.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	735	68.28	Available
Basement - Storage	302	28.06	Available
<b>Total</b>	<b>1,037</b>	<b>96.34</b>	

## Viewings

Strictly by appointment with the sole letting agent.

## Terms

A new lease is available for a term of years to be agreed.

## Legal Cost

Each party is to bear their own costs in this transaction.

## VAT

All figures quoted are exclusive of VAT where applicable.



**Clark Tersol**  
01865 597 222  
07721 323 307  
ctersol@vailwilliams.com



**Mike Watson**  
01865 597 222  
mwatson@vailwilliams.com

**vailwilliams.com**

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