

# OXFORD

115 High Street, OX1 4BZ

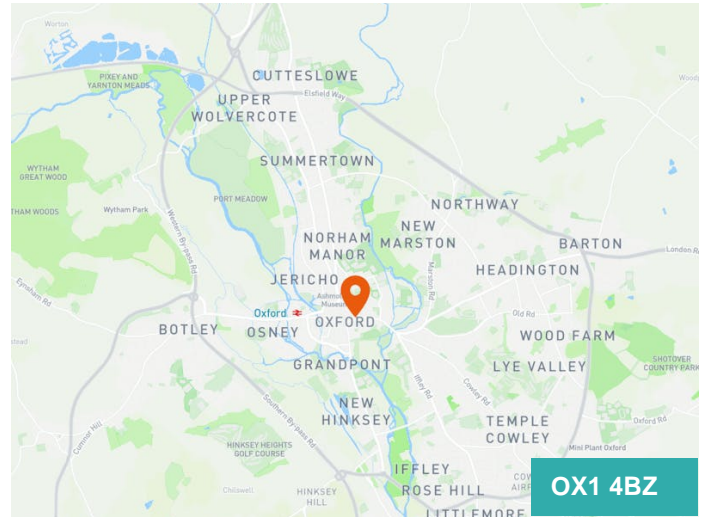


## RETAIL TO LET

**2,396 SQ FT**

- Prominent High Street Location
- High Footfall
- Positioned Amongst National Retailers and Tourist Attractions

**A rare opportunity to occupy a double frontage, characterful retail unit on Oxford's famous High Street** [vailwilliams.com](http://vailwilliams.com)



## Summary

<b>Available Size</b>	2,396 sq ft
<b>Rent</b>	£80,000 per annum
<b>Rates Payable</b>	£26,112 per annum
<b>Rateable Value</b>	£51,000
<b>EPC Rating</b>	Upon Enquiry

## Description

Comprising ground floor sales area and basement storage this property offers a characterful and prominent retail space. The impressive dual frontage enables a fantastic opportunity to engage with shoppers and the staged retail area provides opportunity for flexible use of the retail accommodation.

## Location

The property is superbly located between national retailers such as The Ivy, Space NK and Sweaty Betty, as well as traditional Oxford retailers such as Shepherd and Woodward, Oxford University Press and Ede & Ravenscroft. It's position on the High Street is prime to capitalise on passing trade for local historical and educational attractions as well as the local Oxford market.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,853	172.15	Available
Basement	543	50.45	Available
<b>Total</b>	<b>2,396</b>	<b>222.60</b>	

## Viewings

Strictly by appointment with sole letting agent

## Terms

The property is available by way of a new internal repairing and insuring lease for a term to be agreed.

## Legal Costs

Each party is to bear their own costs incurred.

## VAT

VAT will be charged at the appropriate rate if applicable.



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