

OXFORD

125 High Street, OX1 4DF



RETAIL TO LET

1,797 SQ FT

- Upper High Street
- Prominent Location
- High Footfall
- Air Conditioned

An excellent opportunity to occupy a prominent retail space on the iconic Oxford High.

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Summary

Available Size	1,797 sq ft
Rent	£55,000 per annum
Rates Payable	£20,475 per annum
Rateable Value	£37,500
EPC Rating	B (36)

Description

Arranged as ground floor retail space and basement storage / ancillary accommodation, the unit offers a characterful retail space suitable for many retail uses. The unit benefits from a fully glazed frontage allowing excellent customer interaction. Specification includes air conditioning, LED lighting, substantial ancillary storage, staff area and WC.

Location

The property is superbly located on the Oxford High Street surrounded by national occupiers such as The Ivy, Anthropologie, as well as traditional Oxford retailers, with the likes of Shepperd and Woodward and Ede & Ravenscroft all nearby. The tenant mix, along with tourist focussed and student numbers generate strong levels of footfall year round.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	714	66.33
Basement	1,083	100.61
Total	1,797	166.94

Viewings

Strictly by appointment with sole letting agents.

Terms

The property is available by way of a new lease for a term of years to be agreed.

VAT

VAT will be chargeable at the prevailing rate.

Legal Costs

Each party is to bear their own costs incurred.



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