

OXFORD

125 High Street, OX1 4DF



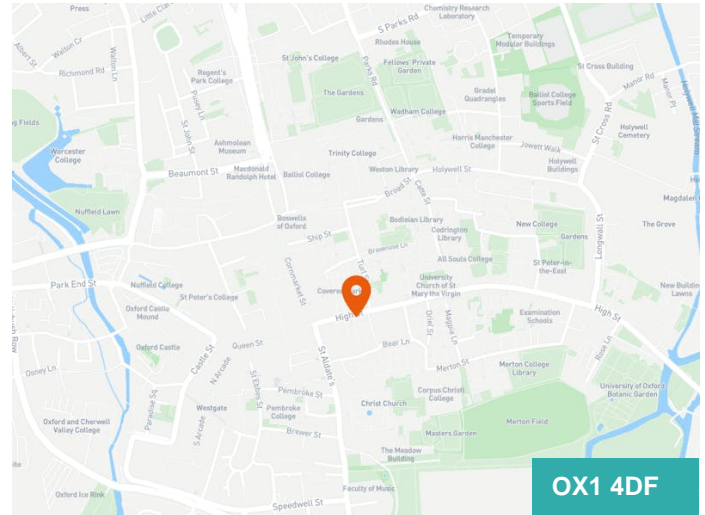
RETAIL TO LET

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.

vailwilliams.com



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.



Clark Tersol
01865 597222
07721 323307
ctersol@vailwilliams.com



Mike Watson
01865 597222
mwatson@vailwilliams.com

vailwilliams.com

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 29/10/2024