

OXFORD

124 High Street, OX1 4DF

 **Vail
Williams**



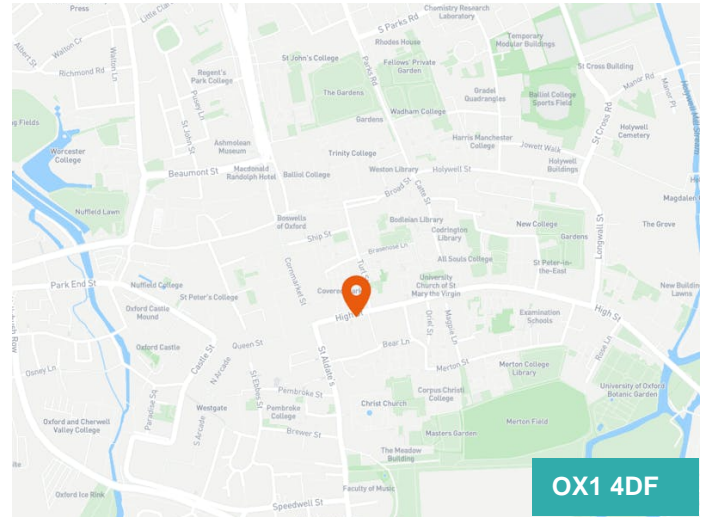
RETAIL TO LET

7,860 SQ FT

- Prominent High Street Location
- High Footfall
- Excellent Frontage

**A rare opportunity to occupy a prominent F&B sector unit on
Oxford's Iconic High Street**

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Summary

Available Size	7,860 sq ft
Rent	£165,000 per annum
Rates Payable	£29,811.60 per annum
Rateable Value	£54,600
EPC Rating	B (49)

Description

Comprising a large ground floor front of house area plus kitchens, 1st floor ancillary accommodation including WCs and staff facilities, and an expansive basement ancillary space, the unit offers adaptable F&B sector space in a proven, prominent, location on Oxford High Street. The period, fully glazed frontage, oozes Oxford charm.

Location

The property is superbly located on Upper Oxford High Street immediately opposite Turl Street and the famous Oxford Covered Market and surrounded by national retailers such as The Ivy, Gusto, Anthropologie, as well as traditional Oxford retailers, including Shepherd and Woodward and Ede & Ravenscroft all nearby. The occupier mix, together with tourist footfall and proximity to the Oxford Colleges all combine .

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail	3,588	333.34
Ground - Ancillary	1,239	115.11
1st - Ancillary	1,153	107.12
Basement - Stores	1,880	174.66
Total	7,860	730.23

Viewings

Strictly by appointment with sole letting agent

Terms

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

VAT

VAT will be charged at the appropriate rate if applicable.

Legal Costs

Each party is to bear their own costs incurred.



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