

**OXFORD**

16 High Street, OX1 4AG



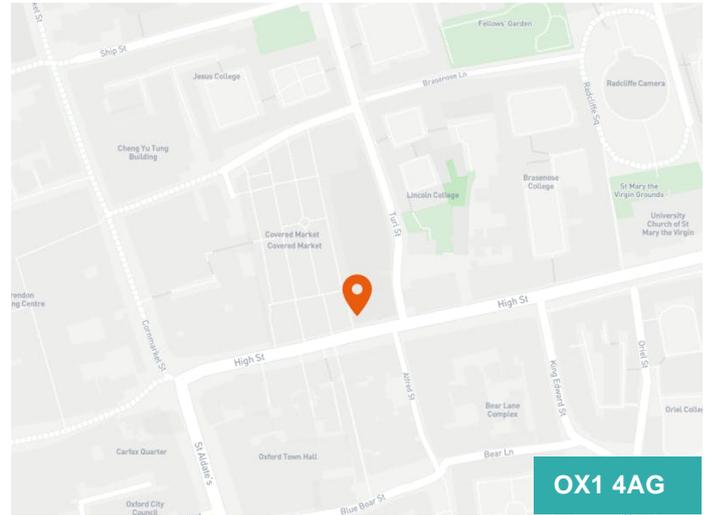
## RETAIL TO LET

**888 SQ FT**

- Well positioned
- High Footfall
- Useful Basement Storage
- Air Conditioned

**Prominent High Street Retail Unit Situated at the Entrance to Oxford's Iconic Covered Market**

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## Summary

<b>Available Size</b>	888 sq ft
<b>Rent</b>	£60,000 per annum
<b>Rates Payable</b>	£17,745 per annum
<b>Rateable Value</b>	£32,500
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - Listed building

## Description

The unit comprises ground floor retail space with WC to the rear and stairs leading to a basement storage area. The retail space is generally open plan and benefits from display lighting and air conditioning.

Please note that there is no scope to install extraction for food uses within this unit.

## Location

Upper High Street in Oxford is a prominent location exuding period charm and character. The subject property is situated by the easternmost entrance to The Covered Market on the north side of High Street, a position that benefits from high footfall courtesy of tourists, locals and students alike.

It sits alongside both national retailers such as nearby Whittard, Café Nero and Anthropologie, as well as high quality independent retailers including Scriptum, Walters and The Missing Bean.

## Accommodation

The accommodation comprises the following net internal floor areas:

Name	sq ft	sq m
Ground - Retail	638	59.27
Basement - Ancillary	250	23.23
<b>Total</b>	<b>888</b>	<b>82.50</b>

## Viewings

Strictly by appointment with the sole agents.

## Terms

Available by way of a new lease for a term of years to be agreed.



**Clark Tersol**

01865 597222

07721 323307

ctersol@vailwilliams.com

**vailwilliams.com**

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