BENEDICTS

To Let



41 Cornmarket Street

Oxford, OX1 3HA

Prime Retail Unit In the Heart Of Oxford City Centre

2,001 sq ft
(185.90 sq m)

- Prominent trading pitch
- Extensive basement area
- Air conditioning
- Wide frontage
- Situated on a pedestrianised street

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Summary

Available Size	2,001 sq ft
Rent	£115,000 per annum
Business Rates	Rateable Value: £107,000
Service Charge	please enquire
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D







Description

The property comprises a prime ground floor retail unit with ancillary basement storage. The unit is arranged to provide open plan sales accommodation on the ground floor with an extensive basement suitable for storage purposes.

There is a rear WC, kitchen and fire exit to a small external area leading out to St Michael's Street.

Location

Renowned for its university connections, the historic City of Oxford is a major commercial centre, offering the dual advantages of an attractive working environment and excellent communications on a local and national level.

The property is located within the centre of Oxford and has entrances from Market Street, High Street and Cornmarket Street. The location benefits from heavy footfall and offers ease of access from all the major public transport routes.

Accommodation

The accommodation comprises the following Net Internal Areas:

Name	sq ft	sq m
Ground	984	91.42
Basement	1,017	94.48
Total	**2,001**	**185.90**

Terms

Occupation will be granted on the basis of a new effective full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

Viewing & Further Information



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