

OXFORD

31A Cornmarket Street

PRIME SHOP AVAILABLE - TO LET



KEY FEATURES

- Leasehold
- Prime location
- Prominent frontage
- Adjacent to The Store Hotel and opposite Oxford University
- Possibly the busiest corner for tourist footfall in Oxford

LOCATION

The premises comprise a prominent landmark building with a curved frontage which dominates the corner of Cornmarket Street and Broad Street. The Store Hotel is adjacent and Balliol College (Oxford University) directly opposite.

ACCOMMODATION

The property is arranged over basement, ground, first, second, third and fourth floors and provides the following approximate areas:

Ground Floor	2,813 sq ft	261.33 sq m
Basement	2,734 sq ft	253.99 sq m
First Floor	2,833 sq ft	263.19 sq m
Second Floor	2,748 sq ft	255.30 sq m
Third Floor	1,916 sq ft	178.00 sq m
Fourth Floor	1,584 sq ft	147.16 sq m
TOTAL AREA	14,628 sq ft	1,358.97 sq m

LEASE TERM

The property is available by way of a new lease on terms to be agreed.

RENT

Rent on application.

USE

Class E

BUSINESS RATES

The property is assessed for rates as follows:

Rateable Value 2023: **£297,500**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

EPC

Available on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

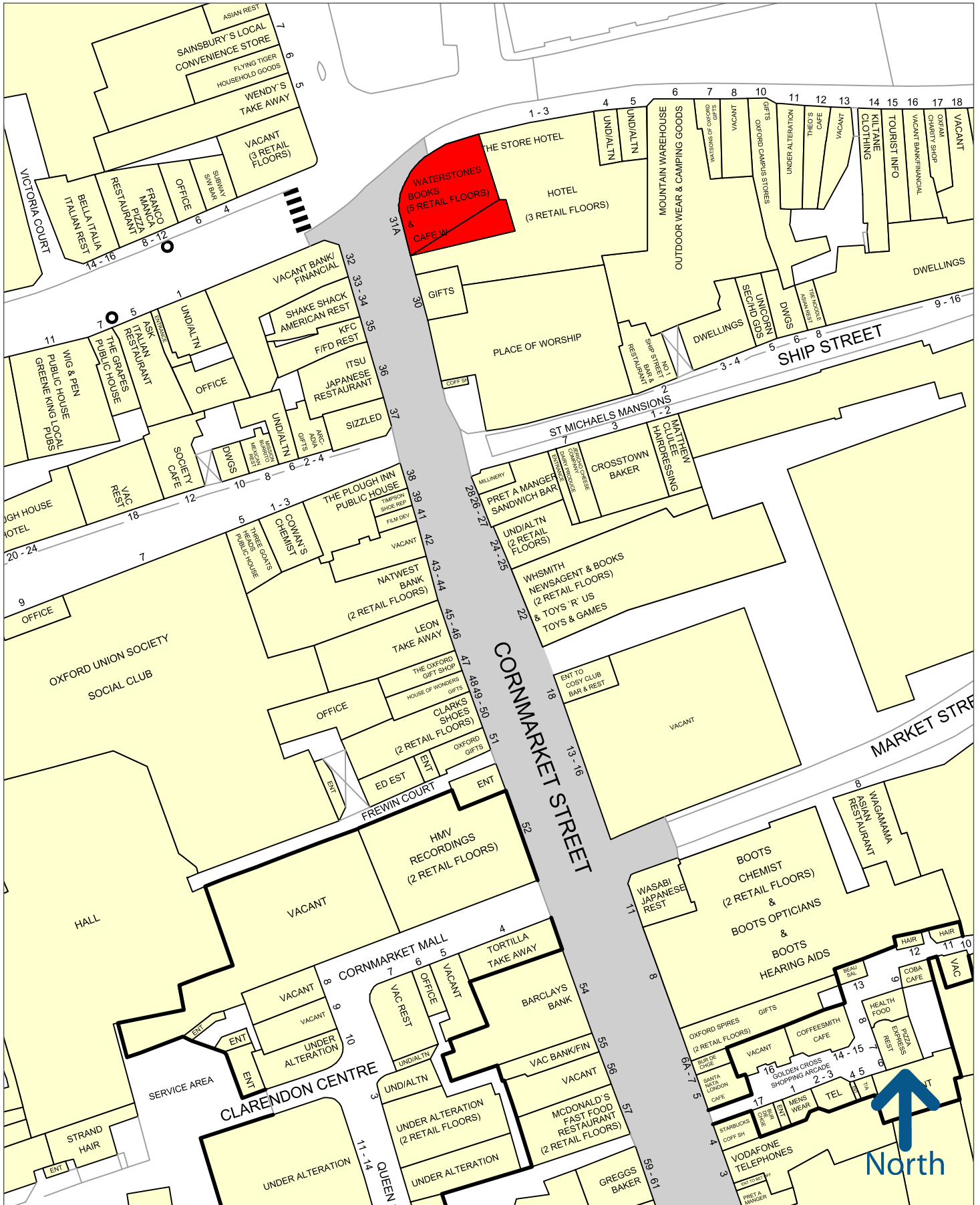
All viewings should be made strictly via appointment.

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50 metres

Experian Goad Plan Created: 24/10/2024
Created By: FMX