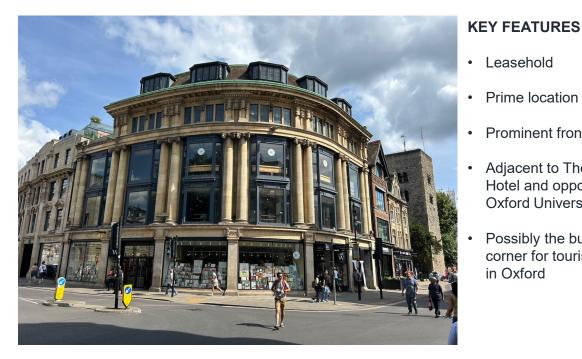


# **OXFORD 31A Cornmarket Street PRIME SHOP AVAILABLE - TO LET**



## 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.

Leasehold

Prime location

Prominent frontage

Adjacent to The Store Hotel and opposite Oxford University

Possibly the busiest corner for tourist footfall

in Oxford

## EPC

Available on request.

## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

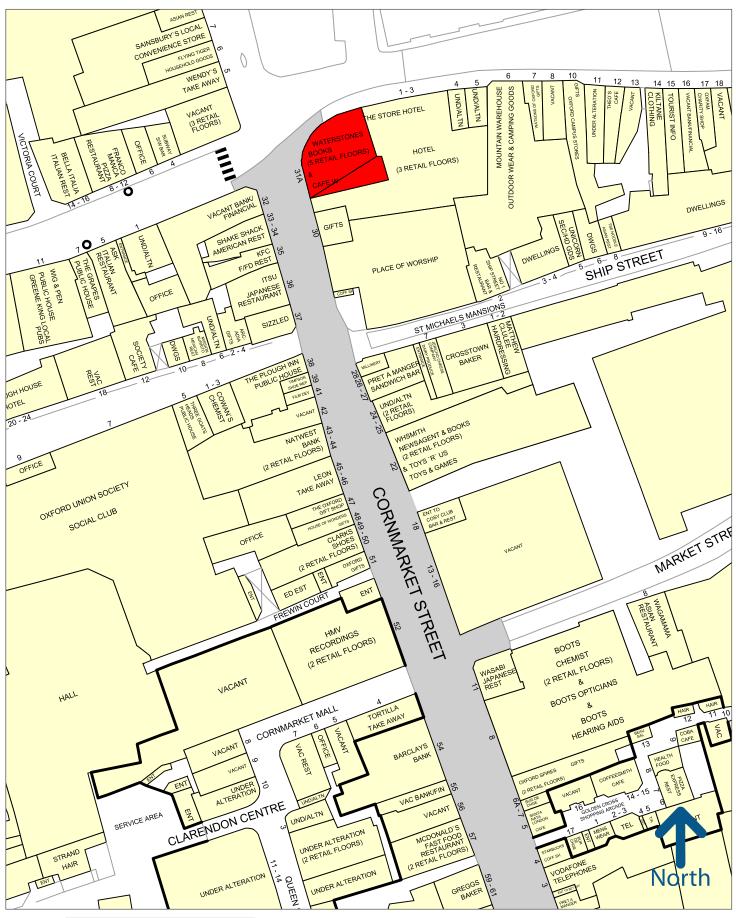
All viewings should be made strictly via appointment.

Lisa Hardy 07495 163012 lisahardy@fmx.co.uk

October 2024

HMA for themselves and for the vendors or lessors of this property whose agents they are give notices that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permission for the use and occupation, and other details are given in good faith and are believed to be correct, but intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of MMX Retail has any authority to make or give any representation or warranty whatsoever in relation to this property.





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