

OXFORD

3 Bush House, 27 New Inn,
OX1 2DH



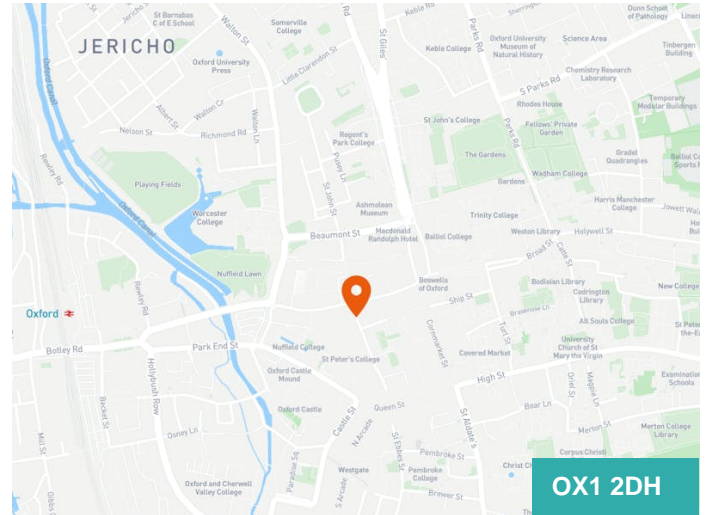
RETAIL TO LET

1,513 SQ FT

- High footfall
- Central location
- Energy efficient

Versatile premises in central Oxford

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Summary

Available Size	1,513 sq ft
Rent	£40,000 per annum
Rates Payable	£17,152 per annum
Rateable Value	£33,500
EPC Rating	Upon Enquiry

Description

This is a flexible premises, prominently positioned in central Oxford. In the past it has been utilised as retail accommodation for a variety of uses, however its configuration would also lend itself well to alternative uses such as offices or medical.

The ground floor of the unit is well proportioned and comprises entirely of retail accommodation. A staircase to the rear offer access to the first floor which offers excellent levels of ancillary accommodation along with WC facilities. Externally, the property presents well and the building is well maintained making for pleasant overall aesthetics.

Location

The premises are located at the northern end of New Inn Hall Street, in the centre of Oxford.

The Street runs from Queens Street in the south (near the new Westgate Shopping Centre) terminating at George Street in the north, an established dining and entertainment destination. The subject property enjoys a strategic position between the two. Nearby occupiers include Games Workshop and O'Neil's amongst others.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,017	94.48	Available
Ground	496	46.08	Available
Total	1,513	140.56	

Viewings

Strictly by appointment only with the sole letting agent.

Terms

The unit is available to let on the basis of a new lease for a term of years to be agreed.

Legal costs

Each party is to bear their own costs in this transaction.

VAT

All figures quoted are exclusive of VAT where applicable.



Clark Tersol
01865 597222
07721 323307
ctersol@vailwilliams.com



Mike Watson
01865 597222
mwatson@vailwilliams.com

vailwilliams.com

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