

OXFORD

114 High Street, OX1 4BX



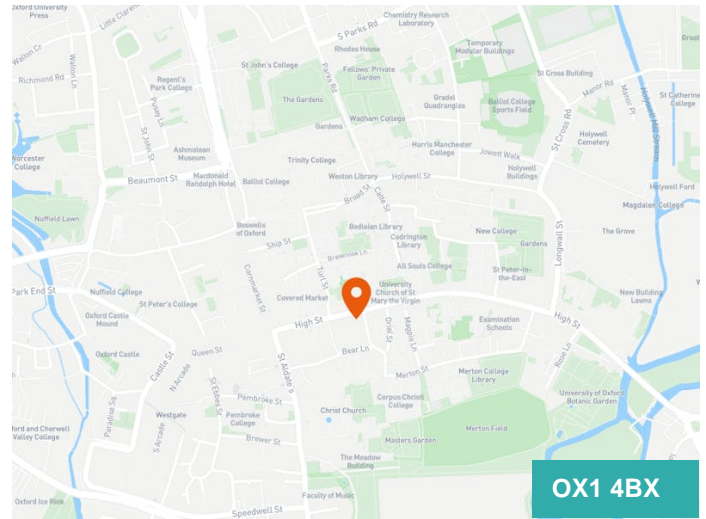
RETAIL TO LET

1,288 SQ FT

- Prominent High Street Location
- High Footfall
- Positioned Amongst National Retailers and Tourist Attractions

An opportunity to occupy a characterful retail unit on Oxford's famous High Street

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Summary

Available Size	1,288 sq ft
Rent	£60,000 per annum
Rates Payable	£10.73 per sq ft
EPC Rating	Upon Enquiry

Description

Comprising a ground floor retail area and basement storage this property offers character and prominence. The fully glazed frontage provides a great opportunity to engage with shoppers, and the staged retail area offers opportunity for flexible use of the retail accommodation.

Location

The property is superbly located between national retailers such as The Ivy and Sweaty Betty, as well as traditional Oxford retailers such as Shepherd and Woodward and Ede & Ravenscroft. It's position on the High Street is prime to capitalise on passing trade for local historical and educational attractions as well as the local Oxford market.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	977	90.77	Available
Basement	311	28.89	Available
Total	1,288	119.66	

Viewings

Strictly by appointment with sole letting agent

Lease

The property is available by way of a new internal repairing and insuring lease for a term of years to be agreed.

Legal Cost

Each party is to bear their own costs incurred.

VAT

VAT will be charged at the appropriate rate if applicable.



Clark Tersol
01865 597222
07721 323307
ctersol@vailwilliams.com



Mike Watson
01865 597222
mwatson@vailwilliams.com

vailwilliams.com

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