

59/60 High Street Oxford



59/60 High Street Oxford OX1 4AS

Prominent Corner Shop To Let
close to Magdalen Bridge

Contact:
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Location

The property occupies a prominent corner position on High Street at its busy junction with Longwall Street where the ancient city wall borders Magdalen College. This location benefits from high tourist and student footfall being en route to Magdalen Bridge, the Botanic Gardens and the East Oxford student quarter. Other operators nearby include **Brothers hairdressers**, **Pens Plus**, **Hardys Sweetshop** and **Honey's Newsagents**.

Description

This corner property benefits from high visibility from both 'The High' and Longwall Street. The dual entrance with extensive glazing to both frontages affords good natural lighting with high ceilings and some original features.

Rent

£35,000 per annum exclusive.

01865 595143

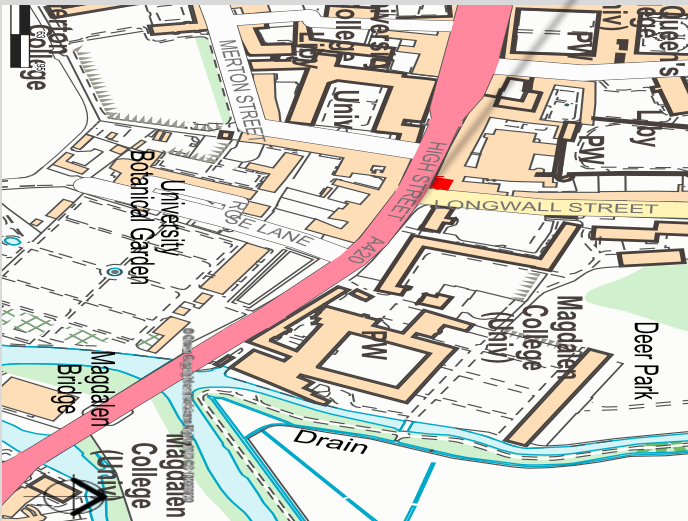


Suite 281, 266 Banbury Road, Summertown,
Oxford, OX2 7DL

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Oxford High Street Frontage



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Accommodation

The unit is arranged over ground and basement floors as follows:

Ground Floor Sales	677sq ft	(62.89 sqm)
Anc	14 sq ft	(1.30 sqm)
Basement	Anc	466 sq ft (43.29 sqm)
Total	1,157sq ft	(107.48 sqm)

Tenure

The unit is available by way of a new effectively FRI lease drawn inside of the Landlord & Tenant Act 1954.

Legal Costs

Each Party to bear their own legal costs.

Rating

We have been advised by the Valuation Office Agency that the premises are assessed for rating purposes as follows:

Rateable Value:	£31,000
UBR (2021/22)	.499p
Notional Rates Payable	£15,469

Interested parties should verify these figures with the Local Authority.

Services

We understand the property is connected to mains electricity, water and drainage. However, no services have been tested by the agents.

EPC

An Energy Performance Certificate for the premises is available on request.

VAT

All figures quoted with these terms are exclusive of VAT, where chargeable.

Anti-Money Laundering Regulations 2017

JRBT is obliged by law to carry out Customer Due Diligence for anyone entering into a contract on properties marketed on behalf of our clients.

Viewing

By appointment through sole agent:

Jonathan Thomas - JRBT Commercial Property
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SUBJECT TO CONTRACT

August 2021

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