

CLASS E OPPORTUNITY

OXFORD

129 HIGH STREET

Description

Oxford is a historic city located in Oxfordshire, England, approximately 60 miles northwest of London. It is renowned for its university, which is one of the oldest and most prestigious universities in the world.

The subject property is located on the southern side of High Street. Retailers in close proximity include **Caffe Nero**, **David Clulow Opticians**, **Love Coffee Co.**, **Anthropologie**, **Ace & Tate** and **Oxford Covered Market**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over ground and basement floors providing the following approximate areas:

Ground Floor Sales	829 sq. ft.	(77 sq. m)
Basement Sales	277 sq. ft.	(25.7 sq. m)
Basement Ancillary	306 sq. ft.	(28.4 sq. m)
Total	1,413 sq. ft.	(131 sq. m)

Plans of the accommodation are available on request.

Lease

The premises are available by way of assignment on the existing lease expiring on 23 June 2025. Alternatively, a new sublease may be available for a term to be agreed.

User

The premises currently falls under Class E use.

Rent

£80,000

per annum exclusive.

**Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£42,000
UBR (23/24)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

This property has an EPC rating of D79 A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

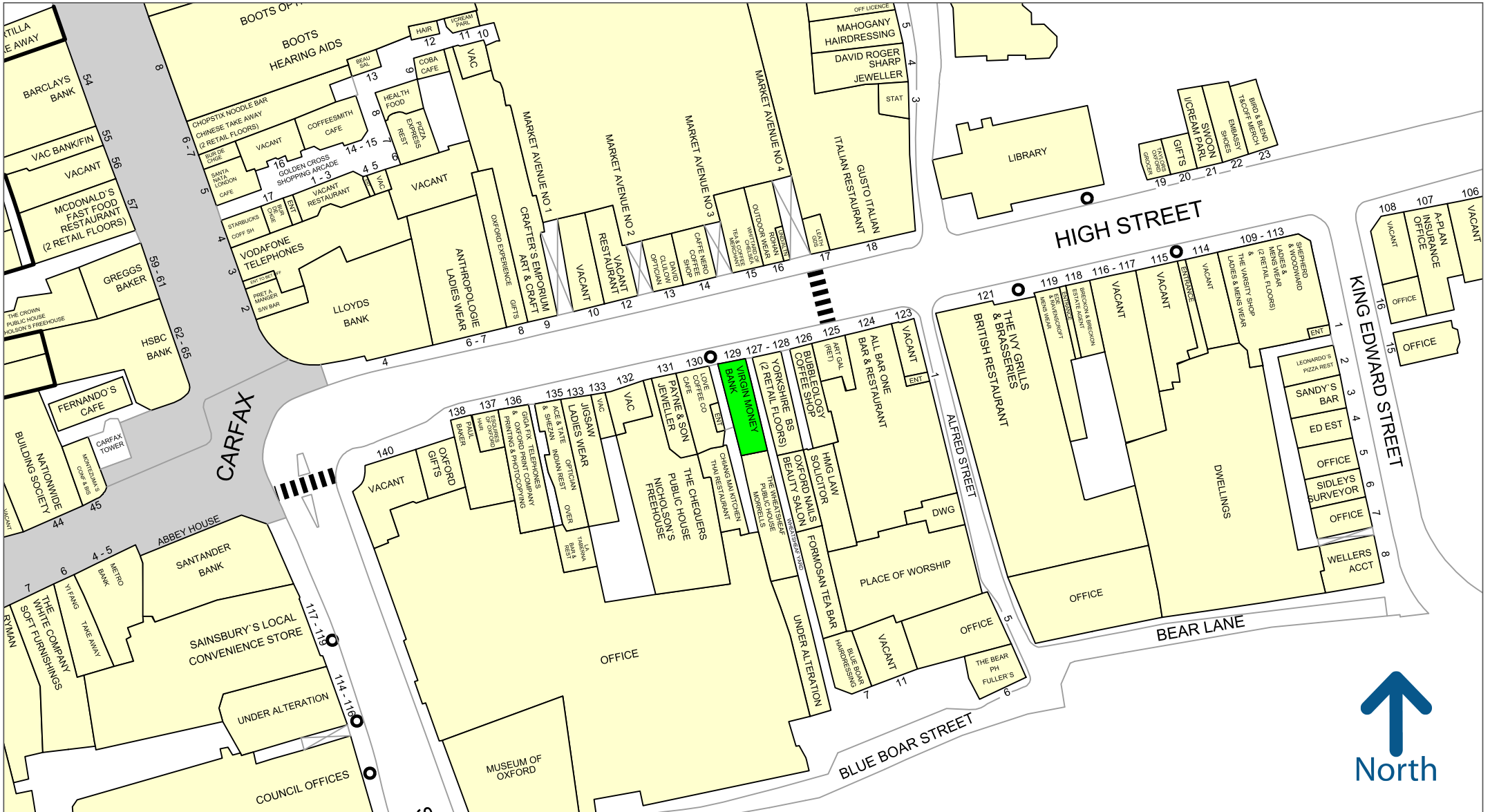
Freddie King **07545 386694**
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In partnership with:



Subject to Contract



50 metres

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