

**\*PRIME SHOP LEASE FOR SALE\***

## 136 HIGH STREET OXFORD

**\*CONFIDENTIAL\***



### Location

The property occupies a prime position on the High Street adjacent to Reiss. Other nearby retailers include Jack Wills, Whistles, LK Bennett, Jigsaw, Paul, Crew, Edinburgh Woollen Mill and White Stuff.

### Accommodation

The property is arranged over five floors providing the following approximate net internal areas:-

Ground Floor	1,088 sq ft	101.01 sqm
Basement Ancillary	892 sq ft	82.87 sqm
First Floor Sales	618 sq ft	57.41 sqm
First Floor Ancillary	276 sq ft	25.64 sqm
Second Floor Ancillary	872 sq ft	81.01 sqm
Third Floor Ancillary	872 sq ft	81.01 sqm
<b>Total</b>	<b>4,618</b>	<b>428.95 sqm</b>

(Interested parties are advised to verify these areas on site by prior appointment).

### Tenure

The unit is held by way of an existing lease which expires 23 March 2018.

### Rent

The current passing rent is £118,750 per annum exclusive.

### Premium

Offers invited.

### Rates

We are verbally advised that the unit is assessed as follows:

Rateable Value	£82,500
Rates Payable (16/17)	£41,498

Interested parties are asked to verify these figures with Oxford City Council (01242 264 255).

### Legal Costs

Each party is to be responsible for their own legal costs.

### EPC

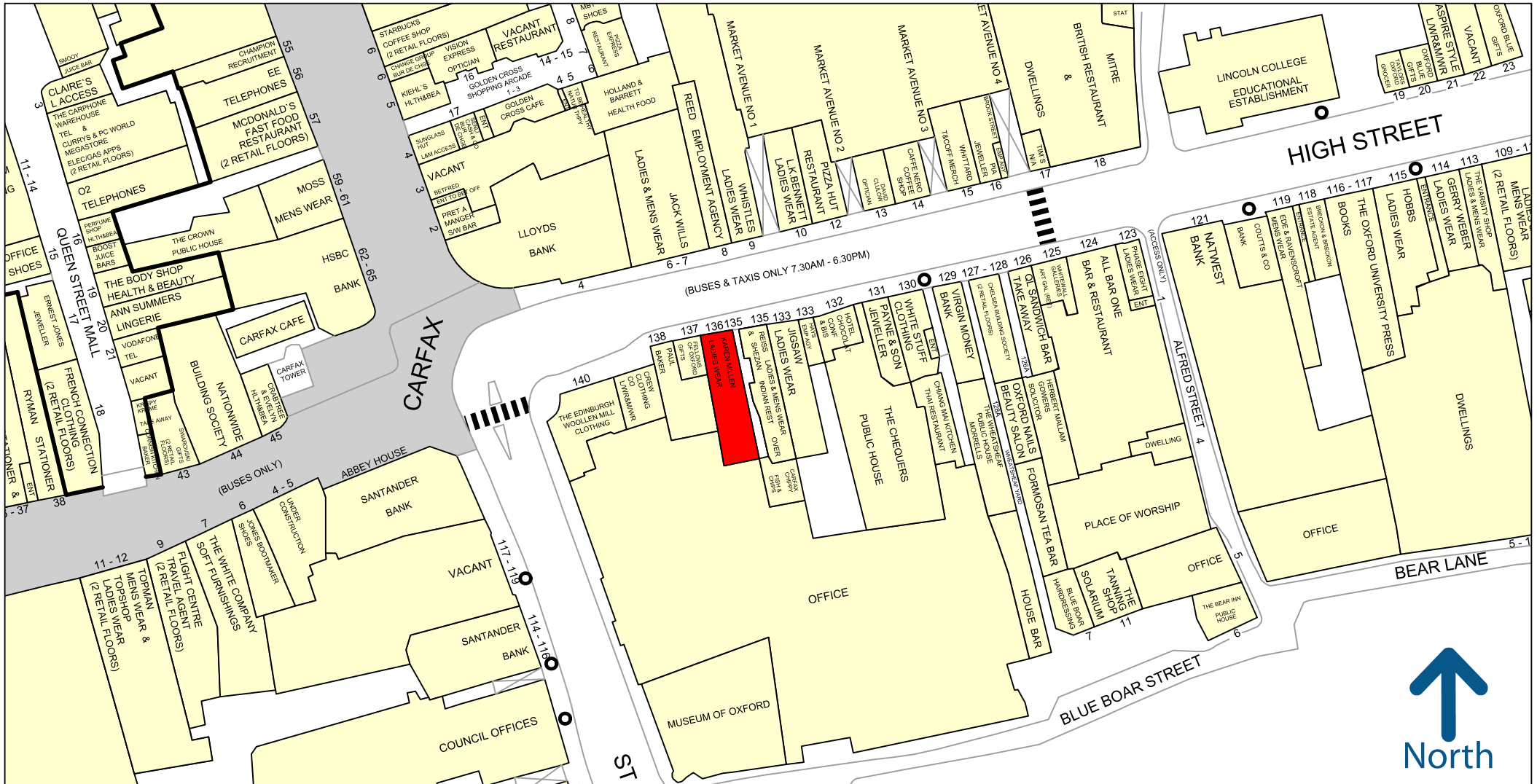
An EPC has been commissioned and will be made available upon request.

### Viewing

**Staff are unaware of the pending disposal; therefore viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs. Please do not approach the staff or take these details with you.**

**Hannah Mahoney**  
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**Subject to Contract**



50 metres

Experian Goad Plan Created: 13/10/2016

Created By: Harper Dennis Hobbs

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