

**PRIME SHOP LEASE FOR
SALE DUE TO RELOCATION**

RIVER ISLAND

Oxford

**Unit B 13-21
Cornmarket Street, OX1 3EY**



Location

The property is located in a 100% prime position on the pedestrianised Cornmarket Street. The unit is extremely prominent with a double height glazed frontage.

Fat Face and **Next** are immediately adjacent and other retailers trading in the immediate vicinity include **Zara, Lush, Clarks, Kiehl's, L'Occitane, Vodafone, Pret a Manger, LEON** and **Boots**.

Accommodation

The property is arranged over ground and first floors providing the following approximate dimensions and net internal floor areas:

Gross Frontage	7.62 m	25 ft
Ground Floor	176.79 sq m	1,903 sq ft
First Floor	772.11 sq m	8,311 sq ft
Second Floor Store	248.79 sq m	2,678 sq ft
Total	1,197 sq m	12,892 sq ft

(Interested parties are invited to confirm these areas on site by prior arrangement).

Lease

The unit is held on an existing 10-year FRI lease, expiring 28 September 2020. The lease is inside the provisions of the Landlord and Tenant Act.

Rent

£454,000 per annum exclusive without further rent review.

Terms

Incentives available, subject to status.

Timing

The premises will be available for handover in October 2018.

Rates

Rateable Value (18/19): **£415,000** Estimated
Rates Payable (18/19): **£204,595**

Interested parties are advised to verify these figures and investigate any possible transitional relief with Oxford City Council.

Legal Costs

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

EPC

An EPC can be provided upon request.

Viewing

Staff are unaware of the pending disposal; therefore viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs.

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Subject to Contract