

Lot 7

£71,000 Per Annum

8 High Street, Oxford, Oxfordshire OX1 4AB

Freehold Retail Investment in Historic & World Renowned University City



Key Details

- Let to tenant trading as Oxford Experience (an Oxford University Souvenir Shop)
- 15 year lease expiring January 2033 (No Breaks)
- Very central City Centre location close to Oxford Covered Market & Carfax, at the junction of High Street, Cornmarket Street, Queen Street & St Aldates
- Nearby occupiers include H&M, TK Maxx, Marks & Spencer, The White Company, Sainsbury's Local, Anthropologie, Costa Coffee, Swetty Betty, The Ivy, All Bar One and Lloyds & HSBC Banks.
- VAT-free Investment
- Rare Opportunity to purchase in Oxford City Centre

Location

Miles: 14 miles south-west of Bicester
56 miles north-west of Central London
Roads: A40, M40
Rail: Oxford
Air: London Heathrow

Situation

Oxford is an attractive and historic University City located approximately 14 miles south-west of Bicester and 56 miles north-west of Central London. The property is located in a prominent position on the north side of High Street, close to Carfax and close to the junction of High Street, Cornmarket Street, Queen Street & St Aldates, close to the entrance of the Oxford Covered Market. Nearby occupiers include H&M, TK Maxx, Marks & Spencer, The White Company, Sainsbury's Local, Anthropologie, Costa Coffee, Swetty Betty, The Ivy, All Bar One and Lloyds & HSBC Banks. The Clarendon Centre is just a short walk away.

Description

The property is arranged as ground floor shop with ancillary accommodation arranged on the basement, first, second and third floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

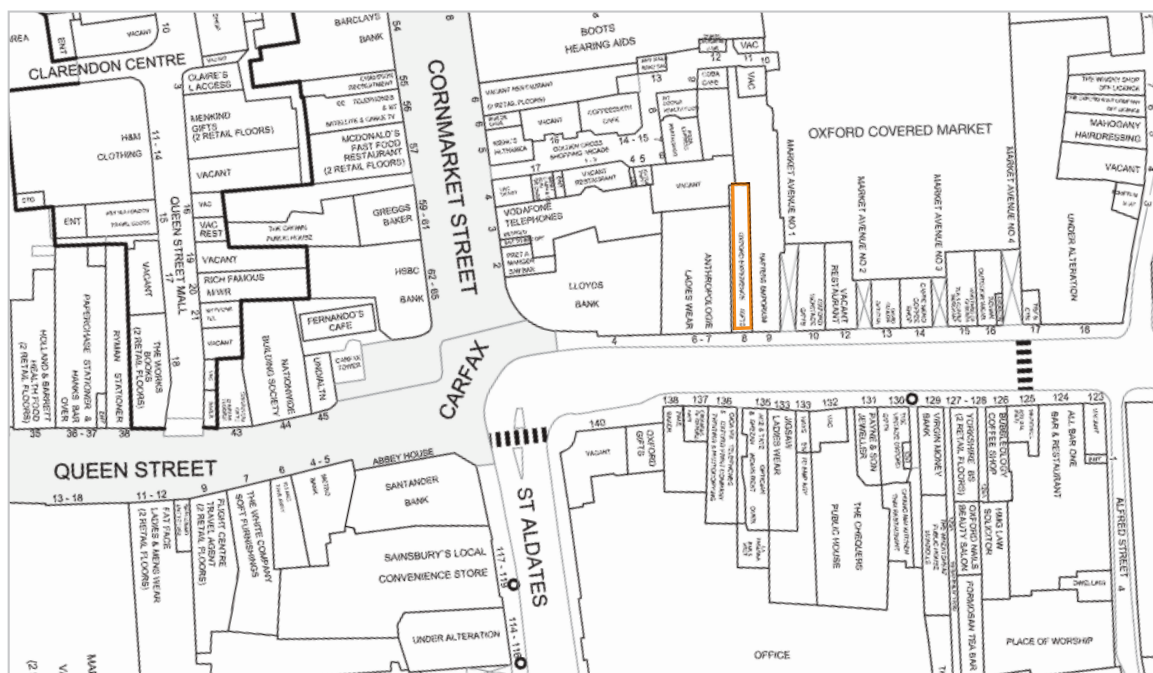
Six Week Completion

Energy Performance Certificate

E. See legal pack at www.acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	86.39 sq m (930 sq ft)	OXON RETAIL	15 years from	£71,000	31/01/2023 &
Basement	Ancillary	39.95 sq m (430 sq ft)	LIMITED t/a	31/01/2018 until		5 yearly
First	Ancillary	70.60 sq m (760 sq ft)	Oxford	30/01/2033 on a full		thereafter
Second	Ancillary	33.44 sq m (360 sq ft)	Experience	repeating and		
Third	Ancillary	38.08 sq m (410 sq ft)		insuring lease		
Total		268.46 sq m (2,890 sq ft)			£71,000	



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