

Unit 16, Covered Market, Oxford



16 The Covered Market, Oxford,
OX1 3DZ

Lease for Sale

Contact:
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Location

The property is located in the middle of Oxford City's **Covered Market** which provides a lively and vibrant hub for fresh produce, food, cafes and other local independent retailers offering a wide variety of products and services. The Covered Market is situated in close proximity to **Cornmarket Street** and connects directly onto the **High Street**.

Other occupiers nearby include:

Bonnors Fruit & Veg, Ben's Cookies, Two Foot Nothing, Pieminister, Browns Café, Alpha Bar, Moo-Moo's, Oxford Cheese and Sasi's Thai

Rent

£11,041 per annum exclusive

Premium

Our client is seeking offers in the region of
£19,500 + VAT for the benefit of the lease.

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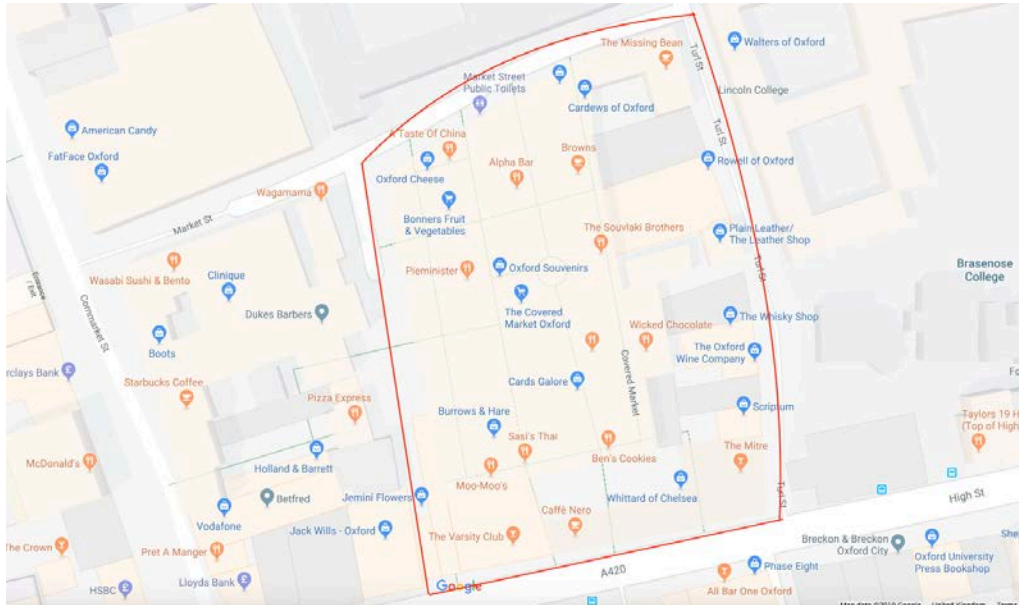
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Accommodation

The Property is arranged over Basement & Ground, floors providing the following Net Internal floor areas.

Ground sales:	75 sq ft	6.97 sqm
Basement Stock:	110 sq ft	10.22 sqm

Total: 185 sq ft 17.19 sqm

Tenure

The property is held by the way of a lease for a term of 15 years from 01/03/2010 at a current passing rent of **£11,041** per annum exclusive. The lease incorporates an upward only rent review effective from 01/03/2020.

EPC

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

Service Charge

The current service charge is **£600** per annum.

Rates

The Rateable Value from 1st April 2018 is as follows:

Ground floor:	£5,800
Basement:	£3,400
Notional UBR (2018/19)	0.489p
Combined Notional Rates Payable	£4,498

Interested parties should verify these figures with the Local Authority.

Services

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

Planning

We understand that this property benefits from an A1 use.

VAT

All figures quoted exclude VAT where applicable.

Legal Costs

Each party are to be responsible for their own legal cost incurred in this transaction.

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 joint agents:

Jordan Thomas

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Jonathan Thomas

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SUBJECT TO CONTRACT

JANUARY 2019

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