



## Unit 40-41 The Covered Market, Oxford OX1 3DU

A retail unit situated in the historic Covered Market in Oxford city centre – 325 sq.ft. (30.22 sq.m.)

**To let on a new lease.**

# Unit 40-41 The Covered Market, Oxford OX1 3DU

## **LOCATION**

The property comprises a retail unit situated close to the Golden Cross Walk entrance to the Covered Market. The market is located in the heart of Oxford's city centre lying between Cornmarket Street and High Street.

The Covered Market is home to over fifty individual shops providing a wide range of produce and services.

The Market trades seven days a week and it is estimated that approximately 1.5million customers enter the Market each year.

## **DESCRIPTION**

A single storey retail unit close to the entrance with Golden Cross Walk.

Toilet facilities are separately provided within the Covered Market.

## **ACCOMMODATION**

The property comprises the following approximate net internal floor area:-

Unit 40-41 - 325 sq.ft. (30.22 sq.m.)

## **USE**

It is understood the property has consent for A1 retail use. Any proposed use will need to be agreed with the landlord and comply with tenant mix policy.

## **LEASE**

The property is available on a new lease for a term of ten years and will be subject to an upward only rent review at the end of the fifth year. The lease will have security of tenure under the Landlord & Tenant Act 1954 Part II.

The specific use of the property will be agreed with the incoming tenant and stated within the lease.

## **RENT**

We are instructed to quote a rental of £26,250 per annum exclusive.

## **RATEABLE VALUE**

The Rateable Value as shown in the current 2017 Valuation List is as follows:-

Market & Premises - £19,250

## **EPC**

An Energy Performance Certificate is not required for this property as the Covered Market is a Listed Building.

## **VAT**

All figures quoted exclude VAT where applicable.

## **LEGAL COSTS**

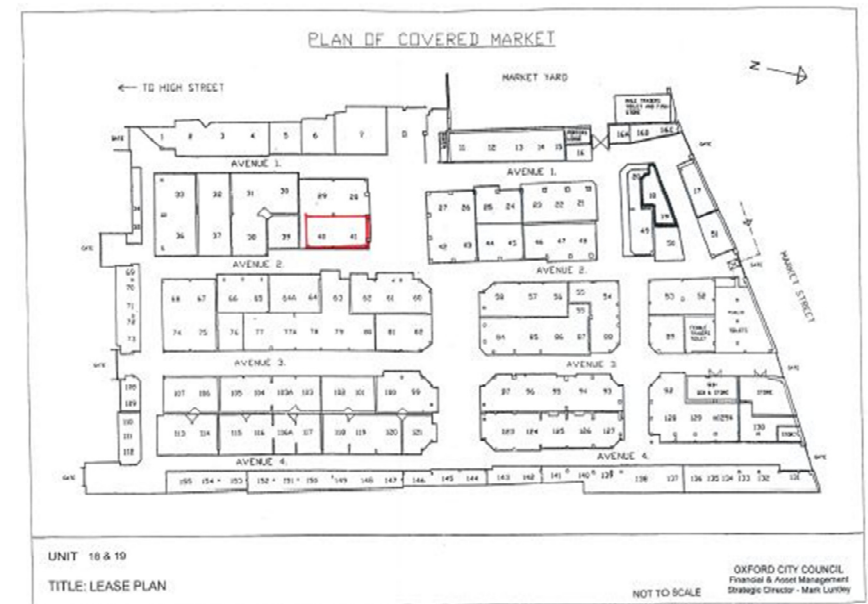
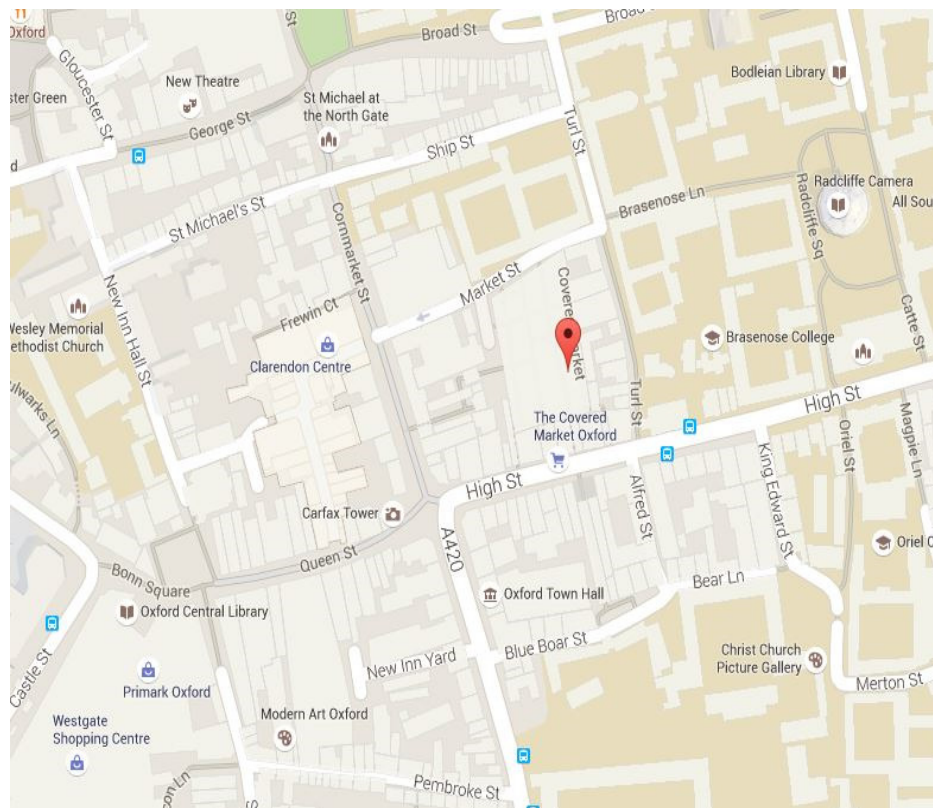
The incoming tenants to be responsible for their own legal costs and a contribution of £1,500 towards the landlord's surveyors and legal costs.

## **FURTHER INFORMATION/VIEWING**

For further information or to make an appointment to view, please contact Martin Conway.

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