



16A The Covered Market, Oxford OX1 3DU

Retail kiosk situated in the historic Covered Market in Oxford city centre – 60 sq.ft. (5.57 sq.m.)

To let on a new flexible short term lease

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LOCATION

The property fronts on to Avenue 1 in the Covered Market which 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 kiosk unit fronting on to Avenue 1 close to the entrance with Market Street. The unit is provided with electrical, water and drainage services.

Toilet facilities are separately provided within the Covered Market.

ACCOMMODATION

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

Retail – 60 sq.ft. (5.57 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 the tenant mix policy.

LEASE

The property is available on a new short term flexible lease. The lease will be for a two year period incorporating a rolling break to enable either party to terminate the lease after the first six months on giving three months notice. The lease will be excluded from the Security of Tenure provisions of 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 £6,000 per annum exclusive.

RATEABLE VALUE

The Rateable Value as shown in the 2017 Valuation List:-
RV - £3,400

EPC

An Energy Performance Certificate is not required for this property.

VAT

All figures quoted exclude VAT where applicable.

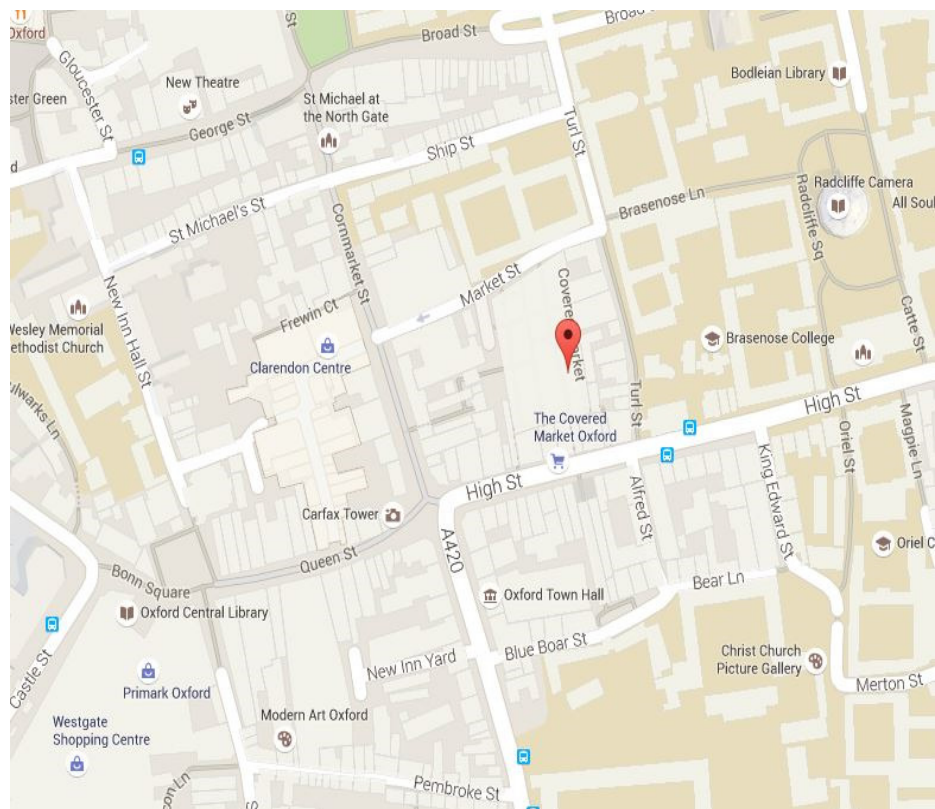
LEGAL COSTS

The incoming tenant 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.

Tel: 01865 316311. or
email:mconway@marriottsoxford.co.uk



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