

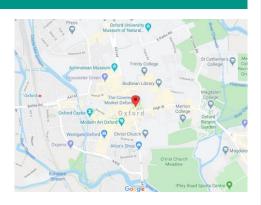
## TO LET CITY CENTRE RETAIL UNIT

13 Golden Cross Walk, Cornmarket St, Oxford OX1 3EU

## **LOCATION**

Golden Cross Walk is a former 12th Century coaching inn which has been sympathetically renovated to create an attractive walkway connecting Cornmarket Street to the Oxford Covered Market.

The original coaching inn is occupied by Pizza Express and various independent retailers including Fit Cookie and Coffeesmith. This unit is adjacent to the entrance to the renowned Covered Market, a well-known landmark in the City Centre.



## **DESCRIPTION**

The unit comprises a large former Holland and Barratt retail unit with direct access onto Golden Cross Court. The unit would be suitable for retail use, office use or non-residential medical use or other uses within Class (E).

## **ACCOMMODATION**

The unit has a net internal floor area of approximately 1,287 square feet and has the benefit of air-conditioning, and w/c's.

## **LEASE**

The property will be available by way of a new full repairing and insuring lease for a term of years to be agreed.



#### **IN BRIEF**

- Courtyard retail unit
- Central city centre location
- Adjacent to the Covered Market
- Approx. 1,287 sq. ft.

#### **BUSINESS RATES**

Rateable value: to be re-assessed

#### **TIMING**

Vacant possession to be given upon completion of legal formalities.

#### **VIEWING & CONTACT**

Strictly by prior appointment with the sole letting agents:

Tim Norris-Jones tim@njcommercial.co.uk

Suzanne Lovell suzanne@njcommercial.co.uk

NJ Commercial Ltd 07802 371588 www.njcommercial.co.uk

Subject to contract

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## **RENT**

£57,500 per annum exclusive.

## **VAT**

The landlord has elected to charge VAT on the rent and other outgoings.

## **RATES**

The rates are to be re-assessed. However, interested parties can contact the local Rating Authority – Oxford City Council for further information.

## **SERVICE CHARGE**

Further details to be provided on request.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs involved in the transaction.

## **POSSESSION**

Vacant possession to be given upon completion of legal formalities.

## **EPC**

It is a listed building therefore an EPC is not required.



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