



## TO LET CITY CENTRE RETAIL UNIT

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

**POTENTIAL POP UP OPPORTUNITY**

### 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 property comprises a ground floor retail unit together with basement storage and catering preparation facilities. Features include:

- Double bay window frontage
- Multitude of original beams and original medieval wall paintings
- Double access pedestrian doors
- Wood effect flooring
- Comfort cooling
- Planning consent for A1/A3 Basement preparation area
- Adjacent to Covered Market

### ACCOMMODATION

The property benefits from the following approximate gross internal floor areas: Retail area - 651 sq. ft. In addition there is storage space and w/c's in the basement.

### 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. 651 sq. ft.
- Double bay fronted unit

### 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

### DISCLAIMER

The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

## RENT

£45,000 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

Service charge budget is £8,750 per annum plus VAT.

## 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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