



LEASE ASSIGNMENT – GROUND FLOOR PREMISES

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

LOCATION

The subject property is located in Golden Cross Court, a former coach house entrance which now forms a link between Cornmarket Street and the well-known Covered Market in Oxford City Centre.

Therefore the property enjoys significant footfall from a range of potential customers, including tourists, office workers and students.



DESCRIPTION

The property comprises a self-contained ground floor area with its own access and window frontage onto Golden Cross Court. The premises have just undergone complete refurbishment by the landlords and now offer a superb opportunity for a range of different potential occupiers.

ACCOMMODATION

The premises have a net internal area of approximately 400 square feet.

IN BRIEF

- City centre premises
- Retail or other uses, subject to consents
- External seating available
- Recently refurbished

RENT

£26,000 per annum

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

The premises are available by way of an assignment of the existing lease, at a rent of £26,000 per annum exclusive. The lease has a further 3.5 years approximately to run and is drawn on an effectively full repairing and insuring basis..

VAT

The landlords have elected to charge VAT on the rent and other services provided.

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.

PLANNING

The premises were previously trading as a café although prospective tenants are advised to make enquiries with Oxford City Council regarding permitted uses.

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