

# PRIME LEASE FOR SALE

## 3 – 7 SHIP STREET OXFORD

### LOCATION

The premises are located in a prominent position on Ship Street next to the junction with Cornmarket Street. Operators close by include, **Pret a Manger, Matthew Clulee Hairdressers, AMT Coffee, Timpson** and **EE**.

### ACCOMMODATION

The shop is laid out over ground and basement floors offering the following approximate areas:

Frontage	63ft
Ground Floor	2,381 sq/ft
Basement	1,654 sq/ft
<b>Total</b>	<b>4,035 sq/ft</b>

### LEASE

The premises are to be made available by way of assignment for at term to expire 24<sup>th</sup> March 2020. The premises are held within the Landlord & Tenant Act.

A NEW LEASE MAY BE AVAILABLE DIRECT FROM THE LANDLORD. Further details available on request.

### RENT

The passing rent is £99,000 per annum exclusive with no further rent reviews until expiry.

### USE

The premises benefit from an open A1 user.

Joint agents – Styles & Whitlock, 231 Vauxhall Bridge Road SW1V 1AD



### TIMING

The premises are available immediately.

### RATES

Rateable Value 2017/2018	£90,000
Rates Payable 2017/2018	£43,110 p/a

(Interested parties are advised to make their own enquiries with the relevant local authority)

### LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

### EPC

Available on request

### VIEWING

Viewings strictly by prior appointment only through agents, Blanchflower Lloyd Baxter.

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