



kearney bell

406 Linen Hall, 162/168 Regent Street  
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## SHOP TO LET 42 CORNMARKE STREET, OXFORD, OX1 3HA



### LOCATION

Oxford serves as the main retail destination to an affluent catchment and home to approximately 42,000 students. Consumer spend is boosted by 7 million tourist visits annually.

The property is in a central position on Cornmarket Street. Nearby occupiers include Pret A Manger, Leon, Timpson, The Plough, Wasabi and Itsu with Natwest and Snappy Snaps occupying the adjacent properties.

### ACCOMMODATION

The premises provide the following approximate net internal floor areas:

Ground Floor	91.4 sq m	984 sq ft
Basement	94.5 sq m	1,017 sq ft

### RENT

£115,000 pax.

### SERVICE CHARGE

There is an ad hoc arrangement in place.

### TENURE

A new effectively full repairing and insuring lease is available for a term to be agreed.

### RATES

To be reassessed.

Transitional relief may apply. Prospective tenants are to confirm any rating liability directly with the local authority.

### COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

### TIMINGS

Available immediately.

### EPC

Available on request.

### INSPECTIONS

Viewing is strictly by appointment with:

**Paddy Bates**  
07788 580 256  
[paddy@kearneybell.co.uk](mailto:paddy@kearneybell.co.uk)



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