

7 CORNMARKE STREET
OXFORD, OX1 3EX

Exceptional Prime Oxford
City Centre Location

AVAILABLE NOW
Subject to Vacant Possession



Location

The property occupies an excellent location within an attractive period building on pedestrianised Cornmarket Street in a 100% prime location close to the junction with High Street and Queen Street. Nearby occupiers include Boots, McDonald's, Anthropologie, Marks and Spencer, Pret a Manger and Barclays.

With 7 million visitors per year, Oxford is renowned as one of the best shopping locations in the UK. Oxford's retail offer in addition to Cornmarket Street and Queen Street, includes the 800,000 sq ft Westgate Shopping Centre, anchored by John Lewis and home to many of the UK's most well-known retail and leisure brands. Oxford is home to 35,250 students from the University of Oxford and Oxford Brookes University. Jesus College, University of Oxford have completed a new educational facility with student accommodation, as well as a small amount of retail in a development adjacent to the property.

Oxford is ranked eighth in the Quality Regional Centres for the UK and 44th in the overall CACI UK town rankings with an estimated total spend of £509.8 million, providing an excellent catchment and shopper demographics.



Primary Retail Population
557,193



35,250
students enrolled in
full time study



47.7% of
consumers classified
as 'Affluent Achievers /
Rising Prosperity'



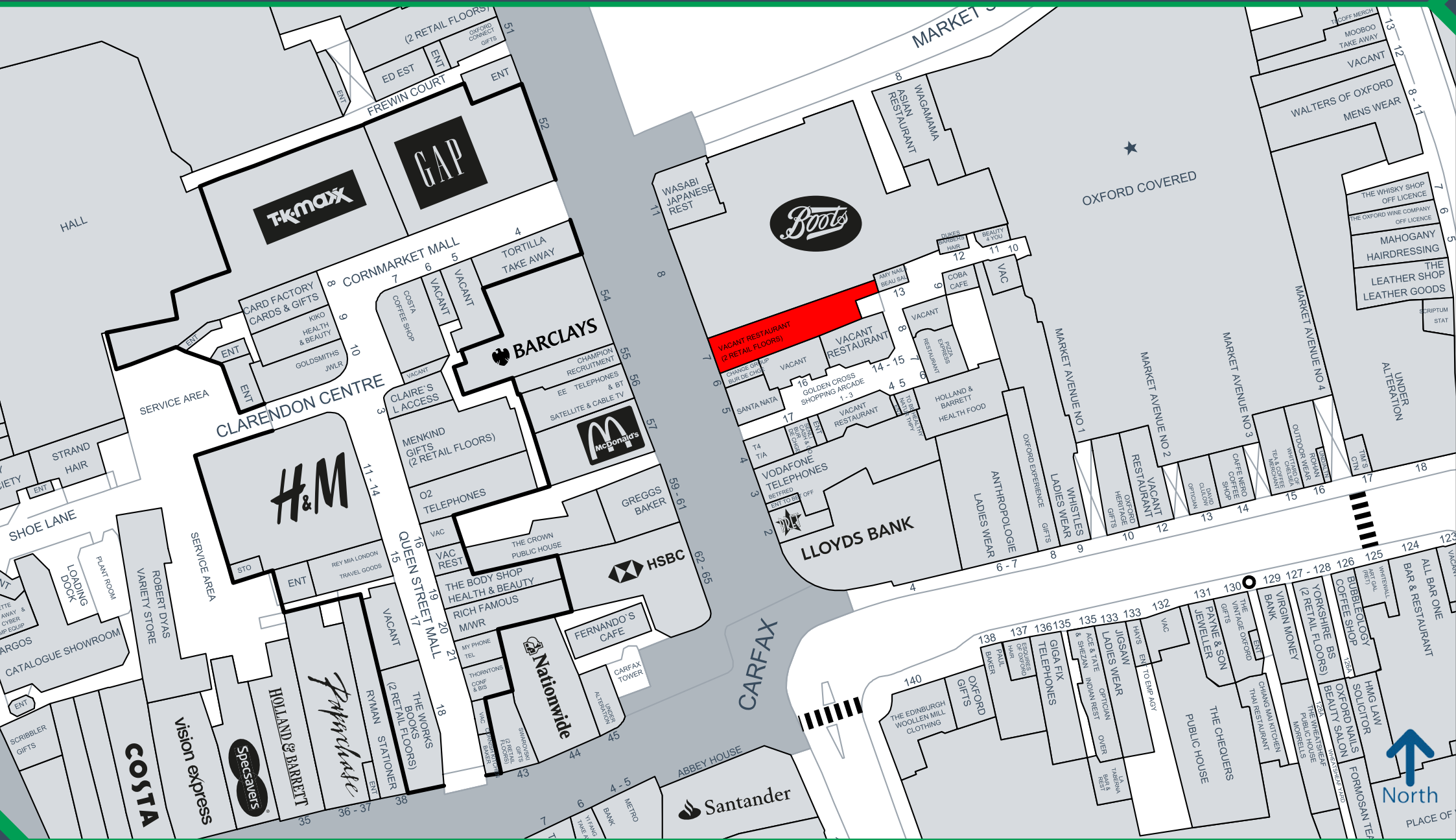
Retail Mix
45% premium, 47% mass
market, 8% value



40,328
categorised as ABC1 (64%)



Attracts total annual
comparison good spend of
£509.8m



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Accommodation

Arranged over ground and basement ancillary providing the following approximate net internal floor areas:

Ground Floor	Sales	1,915 sq ft	177.9 sq m
Basement	Ancillary	2,027 sq ft	183.3 sq m
Total		3,942 sq ft	361.2 sq m

Lease Terms

The unit is available on a new effective FRI lease subject to 5 yearly upwards only rent reviews.

Rates

Rateable Value (2021/22)	£243,000
Rateable Value (April 23)	£195,000
UBR 2023/24	0.512
Rates Payable	£99,840

Interested parties should make their own enquiries of the Local Rating Authority to verify these figures. Covid concessions may apply.

EPC

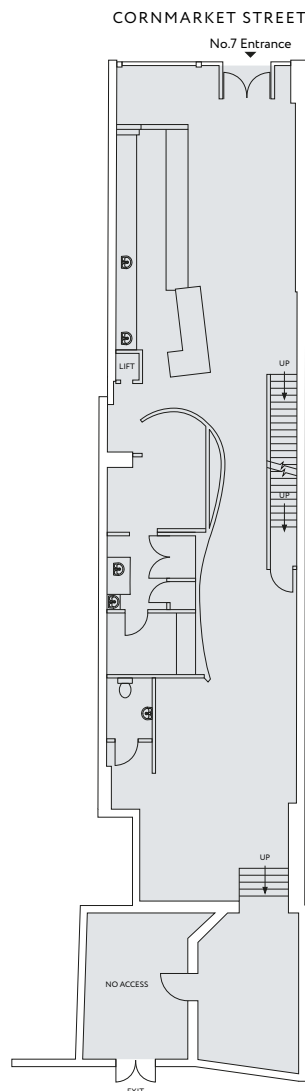
The property has an EPC rating of D 77.

Rent

Quoting Rent - £215,000 pax.

Floor Plan

Ground Floor



Contact Details

Further information and viewing via joint agents;



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