



Retail unit available

Ground Floor	580 sq. ft.	53.88 sq. m.
Basement Staff	129 sq. ft.	11.98 sq. m.
Basement Storage	205 sq. ft.	19.05 sq. m.

22 HIGH STREET, OXFORD, OX1 4AH SHOP TO LET

In Brief

- Popular tourist and student location
- Character building
- Immediately available
- Adjacent to **Swoon**, **Bird&Blend** and near to **Oxford Blue**, **Taylor's Deli**
- Opposite **The Ivy** restaurant
- Near the covered market

Location

The premises are situated in a busy location on the High Street in the heart of the tourist and student area of Oxford. The unit is close to the junction with Turl Street and is in an area with various independent shops and restaurants.

Lease & Term

The premises are available on a new full repairing and insuring lease for a term of 10-years. Consideration may be given to an initial period of occupation with then an option to take up a new lease. The Lease is outside of the Landlord and Tenant Act 1954.

Rental

£45,000 per annum, exclusive of business rates and VAT, payable quarterly in advance and subject to upward review at the end of the fifth year.

Business Rates

The Valuation Office Agency assessment on their website (www.voa.gov.uk) is as follows:

RV (2023) £25,000

However, interested parties are advised to make their own enquiries of Oxford City Council.

Legal Costs

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

VAT

All figures are exclusive of VAT.

Repairs

The tenant is responsible for the repair and redecoration of the property, including the shop front.

EPC

The property has an Energy rating of C (62).



Accommodation

The premises are arranged on ground and basement floors with the following approximate dimensions/areas:

Ground Floor Sales	580 sq. ft.	(53.88 sq. m.)
Basement Staff/Kitchen	129 sq. ft.	(11.98 sq. m.)
Basement Storage	205 sq. ft.	(19.05 sq. m.)
Total	914 sq. ft.	(84.88 sq. m.)

Enquiries

James Lankfer
01223 559588

james.lankfer@bidwells.co.uk

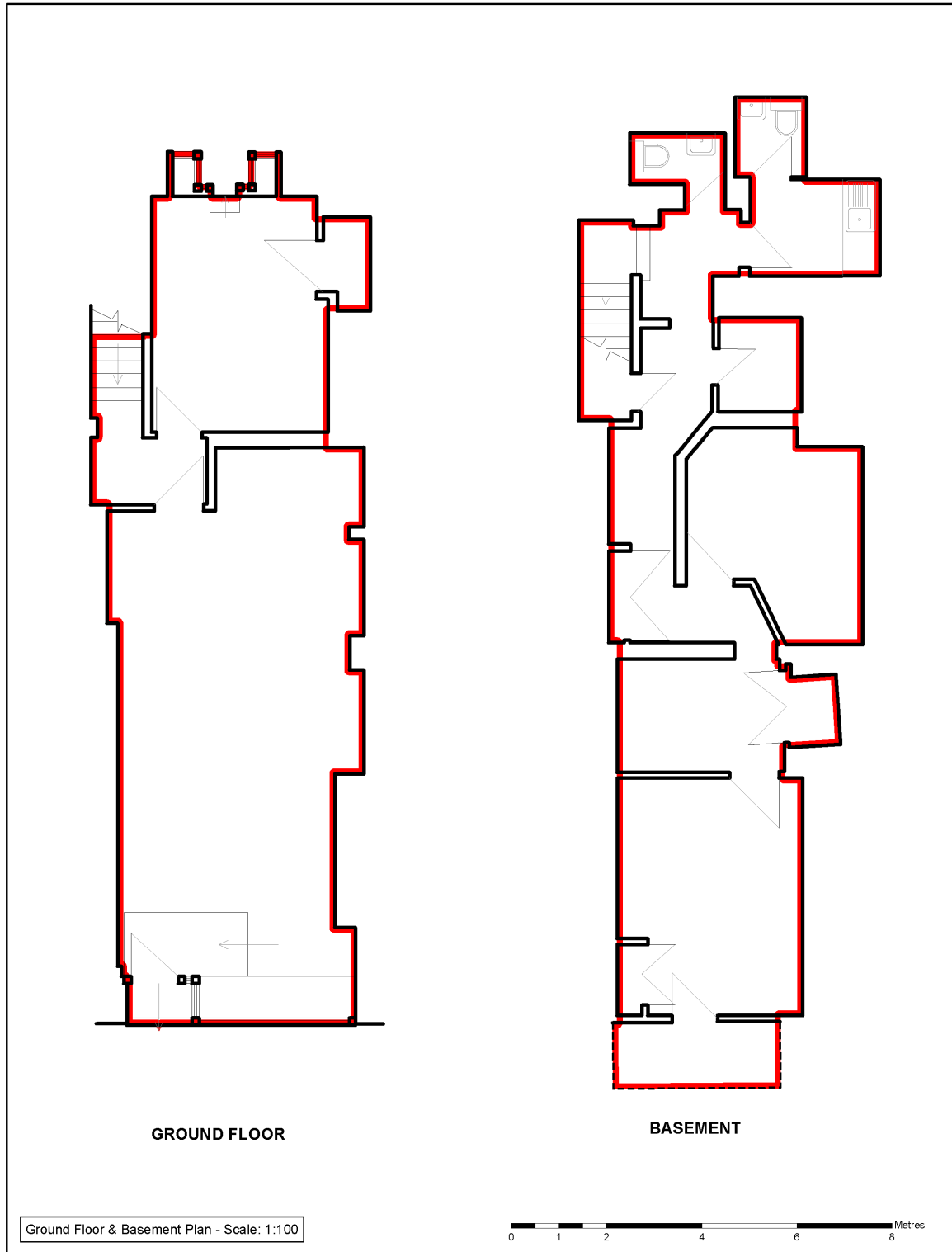
Matt Hallam
07442 634355

matt.hallam@bidwells.co.uk

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FLOOR PLANS



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50 metres

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