

# City Centre A1 Unit Oxford

Other Class A uses may be considered STP



**1-3 St Michael's Street, Oxford, OX1 2DR**

Approx 1145 sq ft – Ground

273 sq ft – Basement

**TO LET**

Your attention is drawn to the important notice at the end of the text.

## LOCATION

The unit is situated on the south side of St Michael's St close to its junction with Cornmarket Street.

Nearby occupiers include Three Goats Head, Bill's, The Nosebag and Mission Burrito. The boutique Vanbrugh House Hotel is on the north side of the street.

## BUILDING

Comprises a double fronted shop with basement, currently used as a hairdressers salon. The ground floor has wood strip flooring, suspended ceiling with a mix of integral lighting and spot lights and ceiling mounted comfort cooling units. There is also a kitchenette.

The basement has restricted head height in part.

The approximate floor areas are:

| Description        | Size (Sq ft) |
|--------------------|--------------|
| Net frontage       | 89 ft        |
| Shop depth         |              |
| Ground Floor sales | 1145 sq ft   |
| ITZA               | (701 sq ft)  |
| Basement           | 273 sq ft    |

## LEASE TERM

A new lease for a term by arrangement subject to 5 yearly upward only rent reviews.

## RENT

Rent £45,000 per annum exclusive.

## VAT

We have been informed that VAT will be payable

## RATES

2017 Rateable Value - £40,750

2018/2019 Rate - £0.493

## PLANNING

Currently A1 other A uses may be considered subject to planning

## EPC

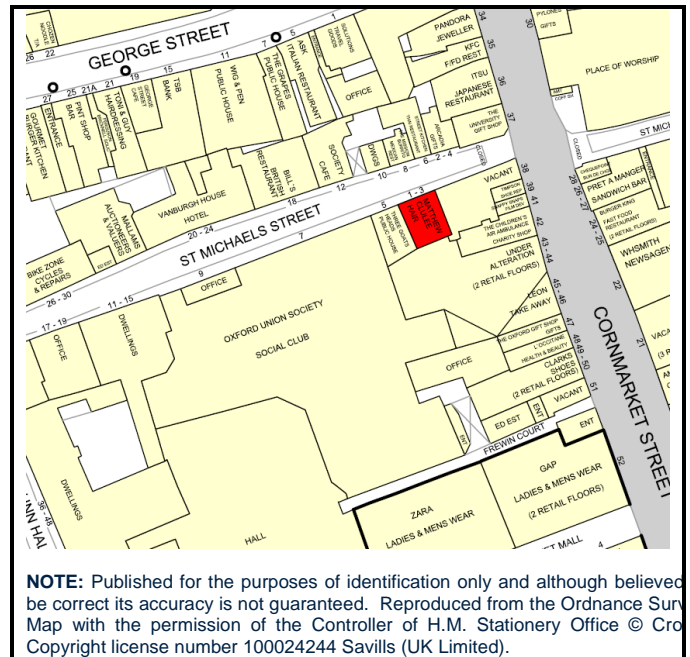
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## LEGAL COSTS

Each party is to be responsible for their own legal costs

## VIEWINGS

By prior appointment with the sole letting agents:-



## Important Notice:

Savills, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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