



**60 St Clement's Street**

Oxford, OX4 1AH

**Ground floor retail unit in a prominent position on St Clement's Steet**

**1,319 sq ft**  
(122.54 sq m)

- Central location
- Prominent retail trading pitch
- Extensive lower ground accommodation
- LED Lighting
- Timber shopfront
- External canopy

# 60 St Clement's Street, Oxford, OX4 1AH

## Summary

<b>Available Size</b>	1,319 sq ft
<b>Rent</b>	£15,000 per annum
<b>Business Rates</b>	Rateable value: £6,700
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C

## Location

Renowned for its university connections, the historic City of Oxford is a major commercial centre, offering the dual advantages of an attractive working environment and excellent communications on a local and national level. Situated just off the M40, on the junction of the A40 and A34 trunk roads, the city commands a strategic position on the national road network.

Within Oxford itself, the property occupies a prominent position on St Clement's Street, one of the primary retail destinations to the east of Oxford City Centre

## Description

A retail unit arranged over ground and lower ground floor. The ground floor provides a prominent front of house sales area with timber effect flooring and LED lighting.

The lower ground floor is arranged to provide an extensive retail sales area and rear stores. There are customer changing rooms and a WC.

Heating is provided via wall mounted electric radiators.

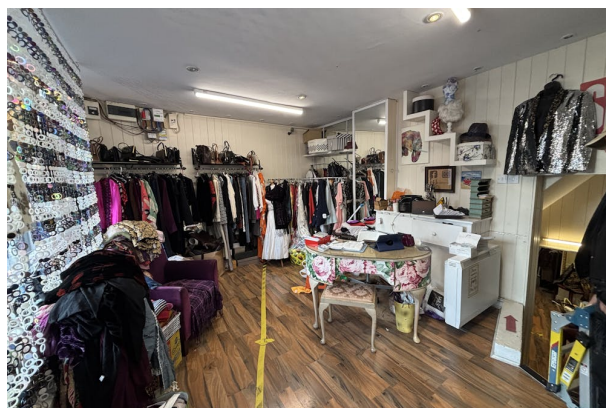
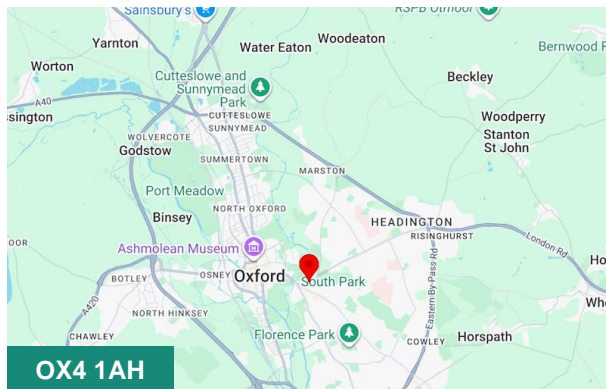
## Accommodation

The accommodation comprises the following Net Internal Areas:

Name	sq ft	sq m
Ground	196	18.21
Lower Ground	1,123	104.33
<b>Total</b>	<b>1,319</b>	<b>122.54</b>

## Terms

Occupation will be granted on the basis of a new effective full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

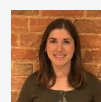


## Viewing & Further Information



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