



## LEASE ASSIGNMENT – GROUND FLOOR PREMISES

3 Golden Cross Walk, Cornmarket St, Oxford OX1 3EU

### LOCATION

The subject property is located in Golden Cross Court, a former coach house entrance which now forms a link between Cornmarket Street and the well-known Covered Market in Oxford City Centre.

Therefore the property enjoys significant footfall from a range of potential customers, including tourists, office workers and students.



### DESCRIPTION

The property comprises a self-contained ground floor area with its own access and window frontage onto Golden Cross Court. The premises have just undergone complete refurbishment by the landlords and now offer a superb opportunity for a range of different potential occupiers.

### ACCOMMODATION

The premises have a net internal area of approximately 400 square feet.

#### IN BRIEF

- City centre premises
- Retail or other uses, subject to consents
- External seating available
- Recently refurbished

#### RENT

£26,000 per annum

#### TIMING

Vacant possession to be given upon completion of legal formalities.

#### VIEWING & CONTACT

Strictly by prior appointment with the sole letting agents:

**Tim Norris-Jones**  
tim@njcommercial.co.uk

**Suzanne Lovell**  
suzanne@njcommercial.co.uk

**NJ Commercial Ltd**  
07802 371588  
www.njcommercial.co.uk

Subject to contract

#### DISCLAIMER

The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

## RENT

The premises are available by way of an assignment of the existing lease, at a rent of £26,000 per annum exclusive. The lease has a further 3.5 years approximately to run and is drawn on an effectively full repairing and insuring basis..

## VAT

The landlords have elected to charge VAT on the rent and other services provided.

## LEGAL COSTS

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

## POSSESSION

Vacant possession to be given upon completion of legal formalities.

## PLANNING

The premises were previously trading as a bubble tea shop although prospective tenants are advised to make enquiries with Oxford City Council regarding permitted uses.

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