



PRIME OXFORD CITY CENTRE RETAIL

5 Cornmarket Street

Oxford OX1 3EX

A rare opportunity to acquire by assignment a self-contained prime retail unit in a 100% prime pitch on pedestrianised Cornmarket Street, Oxford's principal shopping thoroughfare. The unit is held on a secure FRI lease at a low passing rent with the benefit of an unexpired term to September 2032.



ARBITRAGE
GROUP

PASSING RENT

£60,000 pa +

VAT

PREMIUM

£100,000

NET INTERNAL AREA

616 sq ft

LEASE EXPIRY

Sept 2032

LOCATION

Oxford is renowned as one of the finest shopping destinations in the UK, drawing some 7 million visitors a year and ranked the country's 7th most visited city by overseas tourists. The city benefits from a student population of c.42,000 across the University of Oxford and Oxford Brookes University, and a primary retail catchment of 322,000.

The property occupies an excellent position within an attractive period building on pedestrianised Cornmarket Street, close to the junction with High Street and Queen Street. Nearby occupiers include Boots, Marks & Spencer, McDonald's, Pret a Manger, Anthropologie, Barclays and Starbucks. The 800,000 sq ft Westgate Centre, anchored by John Lewis, is a short walk away.

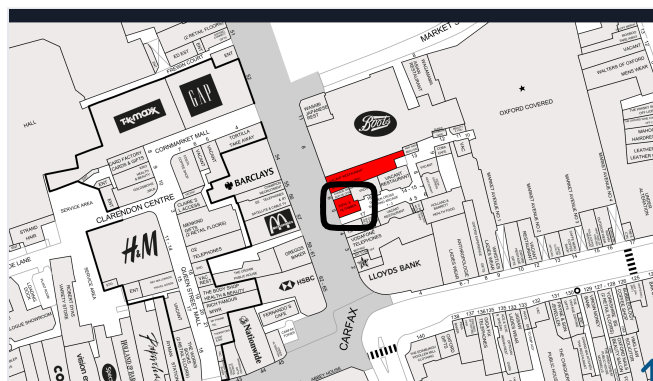
- 100% prime, fully pedestrianised pitch
- Adjacent to Starbucks; opposite Boots and the Clarendon Centre
- Class E use — suitable for retail, F&B and a range of occupiers

ACCOMMODATION

FLOOR	USE	SQ FT	SQ M
Ground	Sales	338	31.4
Basement	Ancillary	278	25.8
Total NIA		616	57.2

Approximate net internal areas. Arranged over ground and basement.

SITUATION



5 Cornmarket Street highlighted. Plan for identification purposes only — not to scale.

TERMS OF ASSIGNMENT

Tenure	Assignment of the existing lease, subject to landlord's consent.
Lease expiry	September 2032 — effective FRI, inside the L&T Act 1954.
Passing rent	£60,000 per annum exclusive, plus VAT.
Premium	£100,000 for the benefit of the lease, fit-out and goodwill.
Rent reviews	5 yearly, open market, upwards only.
Use	Class E (retail).
Rateable value	£44,750 (2023 Rating List). Interested parties should verify rates payable with Oxford City Council.
EPC	Rating C (64). Full certificate available on request.
Legal costs	Each party to bear their own legal costs.