

69 George Street, Oxford



69 George Street, Oxford OX1 2BQ

Prime A3 Shop Lease For Sale

Contact:

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Location

Situated in a prime location on George Street close to Gloucester Green Bus Station and the Worcester Street Car Park. George Street is home to a wide range of restaurants, bars and cafes. Other outlets in close proximity include:

Nandos, Giraffe, Banana Tree, Four Candles, Pizza Hut, Zizzi and Cote.

A 3-screen Odeon Cinema and The New Theatre are located on George Street and the Street provides direct access between Oxford City Train Station and the city centre.

Description

The property is arranged over ground floor and basement and provides a fully fitted ground floor restaurant and ancillary accommodation at basement level.

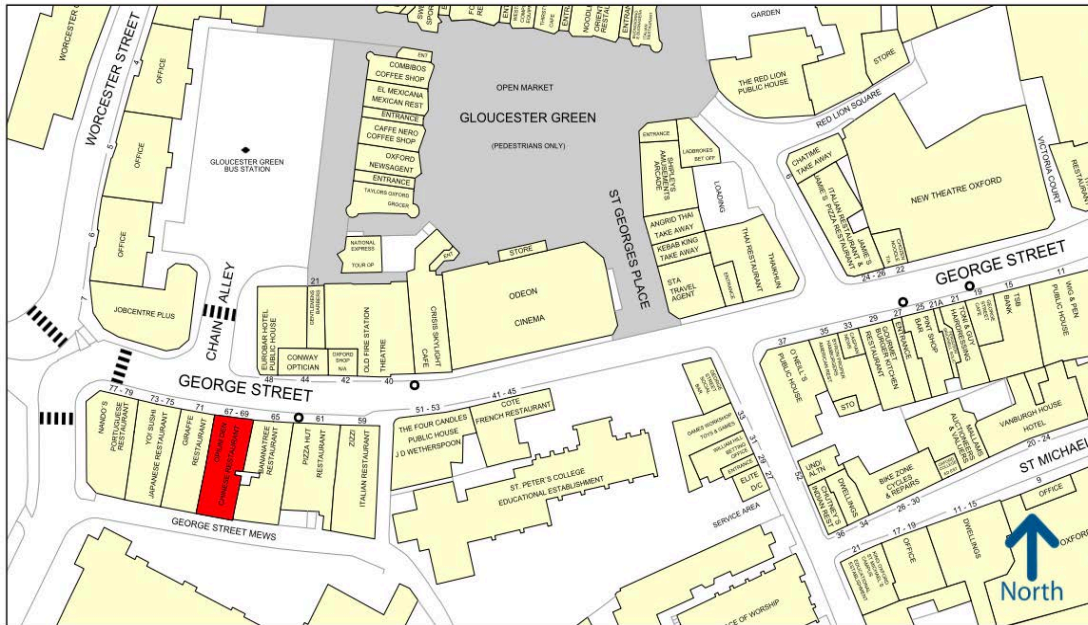
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Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

95 This is how energy efficient the building is.

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Lease

Our client holds the premises by way of an effective FRI lease for a term of 23 years from 27/011/2003 at a rent passing of **£112,600** per annum. Subject to an upward only rent review with effect from 24/04/2021.

Premium

Substantial offers invited for the benefit of our client's valuable leasehold interest.

Accommodation

The property affords the following approximate floor areas and dimensions:

Ground:		
Sales	2,131 sq ft	197.98 sqm
Basement:		
Ancillary	1,692 sq ft	157.23 sqm
Total	3,823sq ft	355.21 sqm

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Rating

We have been advised by the local authority that the premises are assessed for rating purposes as follows:

Rateable Value:	£115,000
UBR (2017/18)	0.48p
Notional Rates Payable	£55,200

Interested parties should verify these figures with the Local Authority.

Services

The property is connected to mains electricity, water and drainage, however, these have not been tested by the agents.

EPC

An EPC is available on request.

VAT

All figures quoted are exclusive of VAT, where chargeable.

Viewing

Viewing is strictly by appointment via sole agents JRBT Commercial Property Ltd

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SUBJECT TO CONTRACT

JUNE 2017

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