



CAFÉ UNIT TO LET

TERMS

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

RATEABLE VALUE

£42,250.

SERVICE CHARGE

The service charge for 2021/22 is approximately £3,526.88.

RENT

£47,500 per annum exclusive

FLOOR AREAS SQ FT / SQ M

Ground Floor: 1,052 / 97.73

SUBJECT TO CONTRACT

SUBJECT TO VACANT POSSESSION

EPC

Available on request.

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.

UNIT 91 GLOUCESTER GREEN, OXFORD

- Total retail catchment of approximately 905,000 people.
- Popular market operates in the square on Wednesday, Thursday, Friday & Saturday.
- Square is anchored by Odeon, occupiers within the scheme include Caffè Nero, Shin Japanese Restaurant and Thirsty Meeples.
- Under the new E Use Class the property could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.



JACKSON CRISS

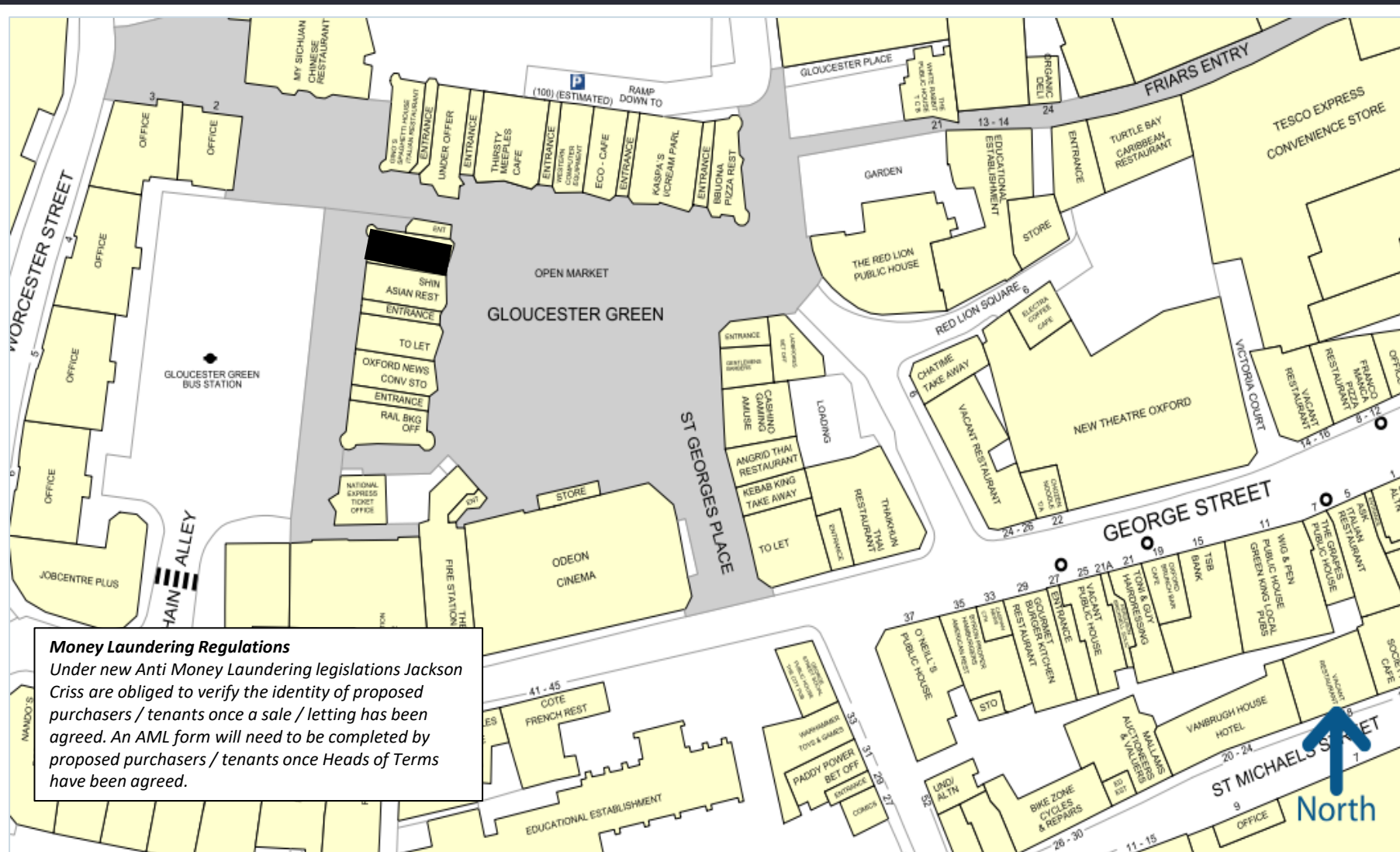
www.jacksoncriss.co.uk

West End House
11 Hills Place
London W1F 7SE

+44(0)20 7637 7100

UNIT 91 GLOUCESTER GREEN, OXFORD

CAFÉ UNIT TO LET



CAFFÈ
NERO

ODEON
FANATICAL ABOUT FILM

**JACKSON
CRISS**

VIEWING

Dan Turner

020 7637 7100

dant@jacksoncriss.co.uk

Jacob Matthews

07817 722 323

jacobm@jacksoncriss.co.uk