

98 GLOUCESTER GREEN  
OXFORD, OX1 2BN

TO LET



- Adjacent to approved £37m Odeon Hotel development
- E Class opportunity in popular outdoor market
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## DESCRIPTION

Oxford’s outdoor market, Gloucester Green operates a popular street food market 4 days a week (Wed/Thur/Fri/Sat) with a total catchment of approximately 905,000 people.

Gloucester Green boasts a mix of national and local retailers, a 100 space car park and sits adjacent to the city’s main bus station.

Plans have been approved by Oxford City Council to convert the Odeon cinema into a hotel and community hub, forming part of a £37 million redevelopment.

Occupiers within the scheme include Caffè Nero, Shin Japanese Restaurant, Bbuona Italian Deli and Thirsty Meeples Cafe.

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.

## TERMS

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

## EPC

Available upon request.

## FLOOR AREA

| Floor        | Size (Sq Ft) | Size (Sq M) |
|--------------|--------------|-------------|
| Ground Floor | 966 sq ft    | 89.74 sq m  |

## RENTAL

On application.

## SERVICE CHARGE

£3,029.

## RATEABLE VALUE

£23,000 (2023 assessment).



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## AML

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

## VIEWING

For an appointment to view, please contact:

**Jacob Matthews**  
07817 722 323  
jacobm@jacksoncriss.co.uk

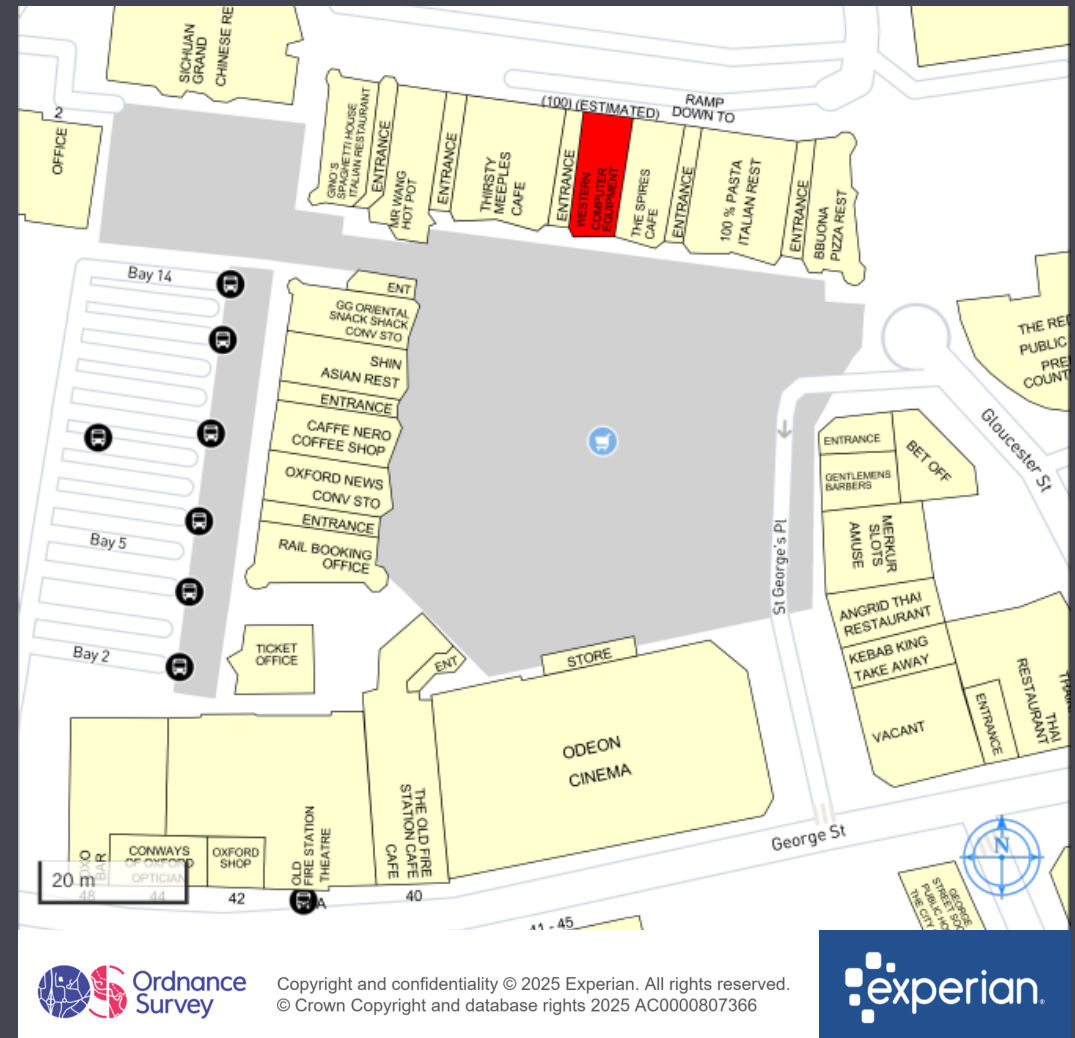
**Dan Turner**  
07917 022 524  
dant@jacksoncriss.co.uk

Subject to Contract & Vacant Possession

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