

downing
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retail

Central Shop To Let

95 The Gallery
Gloucester Green
OXFORD
OX1 2BU



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karrimor



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Location

The subject property is situated in Gloucester Green a 17,800 sq ft shopping centre in the heart of Oxford City Centre and close to George Street.

The development adjoins the Bus station and several car parks. Nearby traders include Caffe Nero, Fopp Records, Western Computers (Apple).

A thriving market operates on Gloucester Green on Wednesday, Thursday, Saturday

Accommodation and floor areas

The premises are arranged on ground floor only.

Gross Frontage (inc splay)	27' 0"	8.23m
Internal Width (av)	20' 9"	6.32m

Ground Floor Net Internal Area 1,214 sq ft 103.49m²

Interested parties are advised to verify these areas on site by prior appointment.

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Lease

The premises are held under an FRI lease (by way of service charge) for a term of 10 years from 21st February 2014 with a tenant only option to break on 20th February 2020.

Rental

£40,000 per annum subject to review on 21st February 2019

VAT

We are verbally advised that the premises are elected for VAT

Business Rates

2017 Rateable Value:	£38,250
UBR 2017/2018:	47.90 p

Interested parties are strongly advised to verify the actual rates payable with the Local Authority, Oxford City Council.

Service charge

Year to 30th June 2018: £3697.31

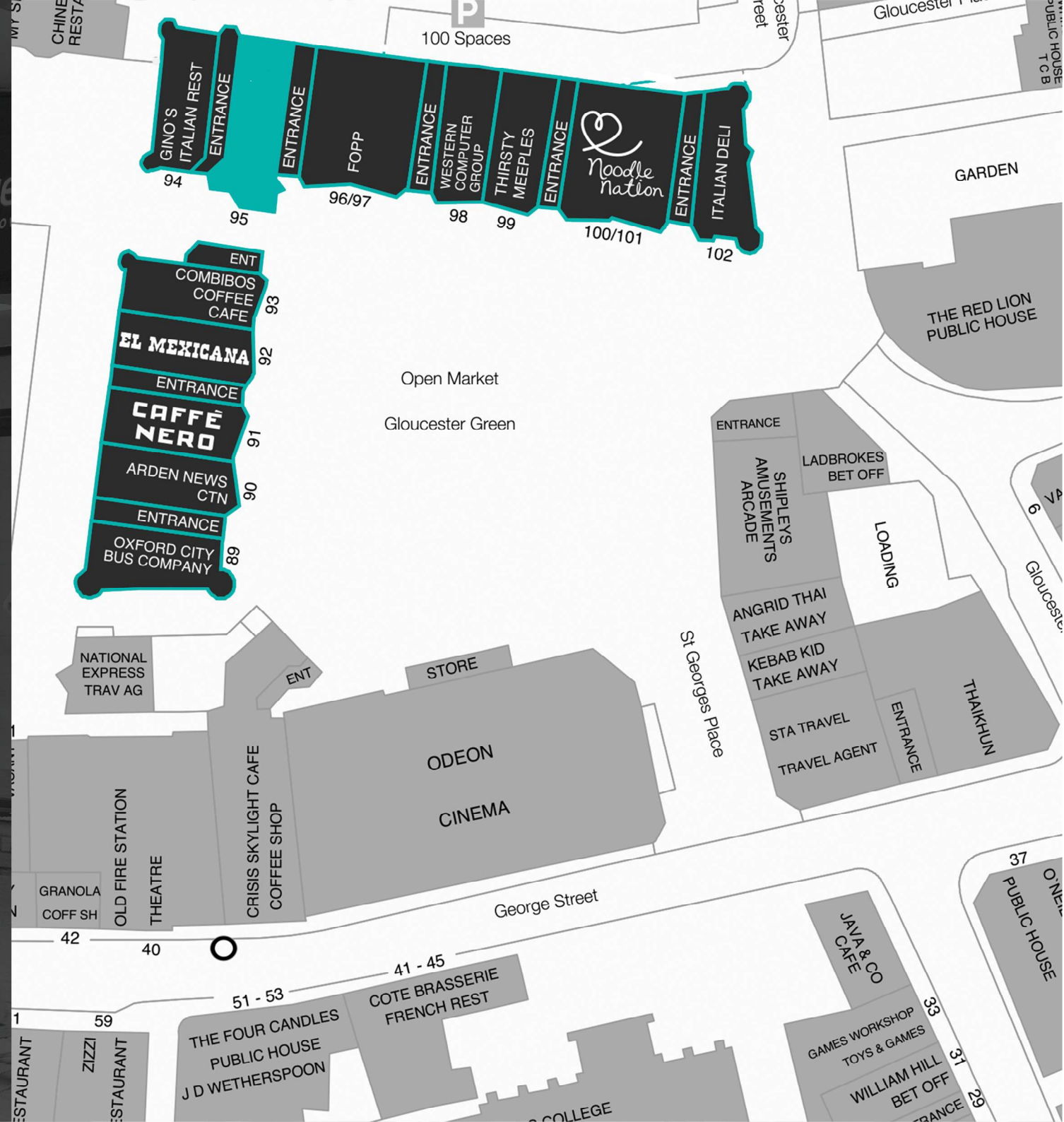
Legal Costs

Each party to bear their own legal costs

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EPC

An EPC has been commissioned

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Viewing

Strictly by appointment through the sole agents:

Pete Downing at [Downing Bentley](#)

T: [01242 222369](tel:01242222369)

E: pdowning@downingbentley.co.uk

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