



SHELLEYSANDZER

+44 (0) 20 7580 3366

www.shelleysandzer.co.uk

## UNIT TO LET UPON THE INSTRUCTIONS OF



### **A1 UNIT OR A3 SUBJECT TO PLANNING TO LET 33-35 GEORGE STREET, OXFORD OX1 2AY**

#### **LOCATION**

The building is located in the heart of the restaurant district being opposite both Jamie's Italian (Jamie Oliver) and Fire and Stone. Other nearby occupiers includes GBK, Giraffe, Yo! Sushi, ASK as well as many others.

#### **ACCOMMODATION**

There is the option to take the existing building, alternatively plans and draft costings have been prepared for an extended unit.

#### **OPTION ONE - EXISTING**

Ground Floor:	578 sq ft	53.7 sq m
Basement:	1,107 sq ft	102.8 sq m
<b>Total:</b>	<b>1,685 sq ft</b>	<b>156.5 sq m</b>

#### **RENT**

£60,000 per annum exclusive.

#### **OPTION TWO – POTENTIAL EXTENTION**

Ground Floor:	1,906 sq ft	182.69 sq m
Basement:	804 sq ft	74.7 sq m
First Floor:	601 sq ft	55.88 sq m
<b>Total:</b>	<b>3,311 sq ft</b>	<b>313.27 sq m</b>

#### **RENT**

£115,000 per annum exclusive.

***NB: Please note that there will need to be major building works, further information relating to these works and associated costs which will need to be borne by the tenant are available from this office.***

#### **PLANNING**

The existing unit currently benefits from A1 consent. It did formerly have A3 consent, which has now lapsed. Any application will need to be made by the ingoing tenant.

#### **LEASE**

A new lease is available on terms to be agreed.

#### **COSTS**

The ingoing tenant is to be responsible for the costs of the following:

1. Planning application
2. Any building works
3. Oxford City Council and associated transaction costs.

#### **BID PROCESS**

Offers are invited for either Option One or Option Two . Detailed information will be required to support any offers and details are available on request .

#### **VIEWING**

All viewing are to be made via Shelley Sandzer.

Edmond Schama  
020 7580 3366  
[eschama@shelleysandzer.co.uk](mailto:eschama@shelleysandzer.co.uk)