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The Grapes

7 George Street, Oxford, OX1 2AT

New Lease
Offers in excess of £20,000

Central Oxford
Prime licensed pitch
Close to theatre, cinema & retail
Historic, well known traditional bar
2 bed first floor flat

SOLE SELLING RIGHTS
REF: W-92730

VIEWING

Strictly by appointment with the Fleurets West & South Wales Office.

LOCATION

George Street links Worcester Street to Cornmarket Street, the prime retail area. It includes the bus station, Gloucester Green retail area, a cinema, theatre and many licensed operators including Bella Italia, Fire & Stone, Nandos, Giraffe, Pizza Hut and Yo! Sushi,

The Grapes' position on George Street enables it to benefit from strong day trade from shoppers, office workers and students and good evening trade from being located in an extremely well known licensed location.

DESCRIPTION

This traditional mid-terraced public house is constructed on basement, ground and first floors underneath a pitched tiled roof with a traditional public house frontage. The Grapes represents an opportunity to lease an historic Oxford Inn with a single bar fitted out in a traditional style.

TRADE

We are acting for Oxford City Council in granting the new lease. The pub has previously been operated by Greene King and therefore we have no accounts.

ACCOMMODATION

Ground Floor

ENTRANCE FOYER provides access to the BAR which has partial wood and carpet floor, curved wood topped and fronted bar servery and four seating booths in traditional pub style. In total there is space for circa 50 covers plus additional standing room adjacent to the bar. The gross internal bar area is circa 71 sq m (764 sq ft). In addition to the rear of the bar is a TRADE KITCHEN and ladies & gents' toilets.

Gents provides urinal, WC & wash hand basin.

Ladies provides 2 WCs & wash hand basin.

Basement

Temperature controlled BEER STORE, OFFICE, STOREROOM and additional storage area.

First Floor

FLAT accessed from behind the bar servery provides sitting room, 2 bedrooms, kitchen and bathroom.

TENURE

Leasehold. A new full repairing and insuring lease will be granted subject to 5 yearly rent reviews and annual Retail Price Index increases. The term is flexible, ideally our clients would be looking for lessees to take in excess of 20 years.

The guide rent is £60,000 per annum.

Deposits may be required.

The lease is free of tie.

LICENCES

A premises licence prevails, the main licensable activities being:

Sale by retail of alcohol for consumption on and off the premises, live & recorded music, dancing:

Sunday – Saturday 11.00am – 2.00am

Late night refreshment:

Sunday – Saturday 11.00pm – 2.00am

BUSINESS RATES & COUNCIL TAX

The property is in an area administered by Oxford City Council and we are advised that the current Rateable value is £50,000

The domestic accommodation is within Band B for Council Tax purposes.

SERVICES

We are informed that the premises benefit from all mains services and gas fired central heating.

APPLICATION PROCEDURE

Applicants are requested to complete an application form and provide a business plan, cash flow forecast and evidence of funding prior to interview. To obtain an application form please contact Fleurets West & South Wales office on 0117 923 8090 or email bristol@fleurets.com

PLANNING & DEVELOPMENT

We are informed by Oxford City Council that the premises are locally Listed and are within the Central Conservation Area.

INVENTORY

Our clients are presently clarifying what inventory will remain.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

FINANCE

For further information on financing your acquisition and/or guidance on your ability to raise funds for acquisition, please contact your local Fleurets office.

For further information please contact Chris Irving at our Bristol office on 0117 923 8090 or email bristol@fleurets.com

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