

OXFORD OX1 2BN
95 Gloucester Green

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E Class opportunity in trendy outdoor market

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 **Caffe 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.

TERM

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

FLOOR AREA

Ground Floor:	1,318 sq ft	122.45 sq m
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RENTAL

On application.

RATEABLE VALUE

£28,250 (2023 assessment)

EPC

Available upon request.

Subject to Contract & Vacant Possession





Join this thriving
neighbourhood!

£37m Odeon
redevelopment
approved

26,000+ Oxford
University Students



VIEWING

For an appointment to view, please contact:

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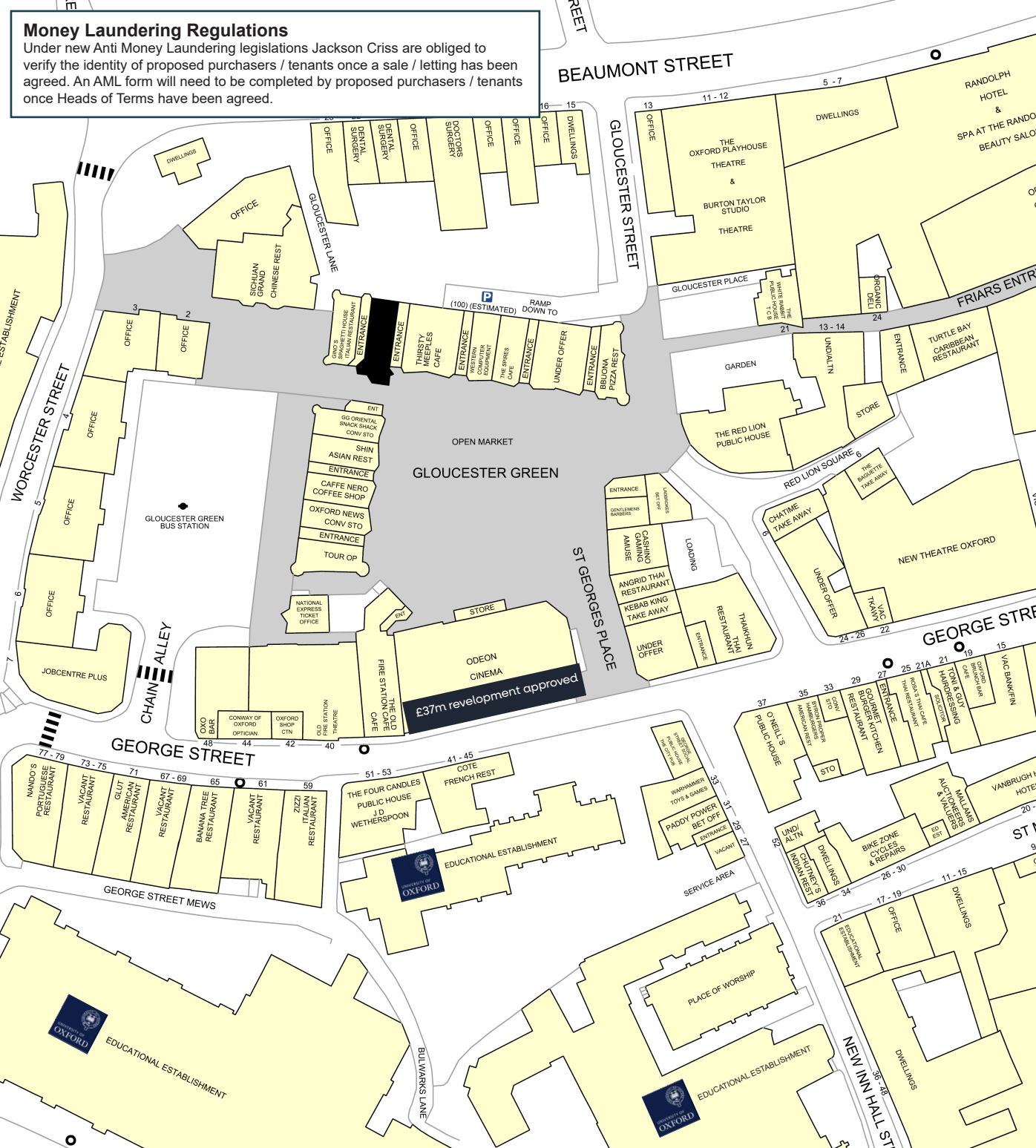
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Money Laundering Regulations

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.

Money Laundering Regulations

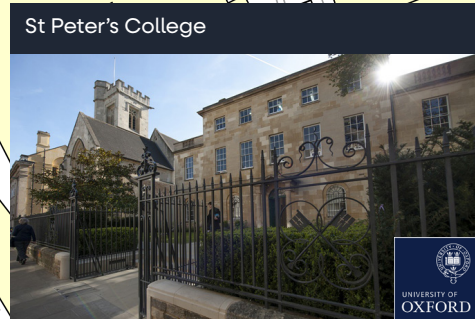
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Faculty of History



UNIVERSITY OF
OXFORD

A wide-angle photograph of Nuffield College, University of Oxford. The image shows a large, historic stone building with a prominent central tower and multiple gabled roofs. The architecture is made of light-colored stone. In the foreground, there is a well-manicured green lawn with a central path or drainage system. The sky is blue with scattered white clouds. The overall scene is bright and sunny.

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