

# A3 RESTAURANT/BAR OPPORTUNITY

Opium Den, 67-69 George Street, Oxford OX1 2BQ  
Subject to Vacant Possession (Staff Unaware)



## Key Highlights

- Central Oxford A3 restaurant and bar opportunity
- Ground and basement customer areas
- Gross Internal Area approximately 453 Sq M (4,875 Sq Ft)
- Close to other well known food and beverage operators and theatre
- Oxford recognised worldwide as a centre for cultural, historic and academic amenities

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## Location

The unit is located in a prime pitch in central Oxford in close proximity to the new Oxford Theatre, Odean Cinema and university buildings. In the immediate vicinity are a number of restaurants, cafes and pubs including Nandos, Banana Tree, Cote Brasserie, Zizzi and The Four Candles (JDW).

The historic city of Oxford has a large student population as well attracting circa 9 million annual visitors.

The unit benefits from being close to well connected transport links including the city's bus station opposite.

## Accommodation

The restaurant is arranged on the ground floor with approximately 100 seated covers to the front with trade kitchen, ladies, gents and accessible WCs to the rear. The basement benefits from separate customer and trade stairwells and is currently laid out to provide up to 7 karaoke rooms, bar and storage.

## Gross Internal Areas:

AREA	SQ M	SQ FT
Ground	219	2,357
Basement	234	2,518
<b>TOTAL</b>	<b>453</b>	<b>4,875</b>

\* Please note these areas are approximate and we recommend independent verification.

## Planning and Conservation

We understand the property is not listed but is located in the Central Conservation Area.

## Contact

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## Use Class

A3 (other uses considered, subject to planning).

## Rateable Value

The property is entered on the 2017 Rating List with a Rateable Value of £118,000. The National Multiplier for England and Wales 2019/2020 is 50.4p/£.

## Rent

Upon Application.

## Service Charge

£3,467 per annum.

## Tenure

A new lease for a term to be agreed.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC

The property has an Energy Performance Certificate rating of D-95.

## Viewing & Further Information

Appointments to view should be made strictly by appointment. Please do not make approaches direct to the business or staff, particularly if inspecting as a customer.

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