



Centrally located character restaurant/wine bar 3,141 sq.ft (291.9 sq.m) Gross internal.

11 Wheatsheaf Yard, Blue Boar Street, Oxford, OX1 4EE.

TO LET on NEW LEASE

11 Wheatsheaf Yard (Blue Boar Street) Oxford, OX1 4EE

LOCATION

The premises enjoy an enviable location in Oxford City Centre adjacent to The Wheatsheaf Pub and close to the famous Bear public House. It fronts Blue Boar Street with direct access from The High via Wheatsheaf Passage.

Other noted trades in the vicinity include Museum of Oxford with The Covered Market, Oriel College, Brasenose College and Christ Church also very close by.

DESCRIPTION

Comprising a three storey brick property with small court yard to the front (by a separate licence agreement) the premises offer flexible retail/leisure accommodation in The City Centre.

They have recently undergone a substantial refurbishment programme including new roof, windows and full internal redecoration.

There is trading from the ground floor and first floor with toilets and kitchen at second floor level. There is a W.C for disabled at ground floor level.

The first floor offers an attractive Oriel style bay window with a small patio area at the front of the premises on the ground floor which highlights the presence of the property.

ACCOMMODATION;

Based upon gross internal measurements (that is including toilets and common areas, fire escapes etc) the approximate floor areas are as follows;

Second floor 1,083 sq.ft (100.65 sq.m)

First floor 1031 sq.ft (95.81 sq.m)

Ground floor 1027 sq.ft (95.44 sq.m)

Total GIA 3,141 sq.ft (291.9 sq.m)

RENT

The premises are available on a full internal repairing and insuring lease at an initial rent of £60,000 per annum exclusive of rates and all other outgoings. A rent deposit of six months will required at the commencement of the term. NOTE the forecourt does not form part of the demise and is let on a separate lease/licence from Oxford City Council.

RATEABLE VALUE

The premises have a rateable value under the 2026 rating list of £54,500 as provided by The Valuation Office. We advise applicants to also make their own enquiries. This is NOT the rates you pay.

PLANNING

The property has been trading as a restaurant/wine bar for many years and is now deemed to be included in the current Use Class order category E. Interested parties are advised to make their own enquires with Oxford City Council Planning Department.

VAT

All figures quoted exclude any VAT payable.

LEGAL COSTS

Both parties are responsible for their own legal fees incurred as a result of this transaction.

VIEWING

The premises are available for viewing.

Contact;

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