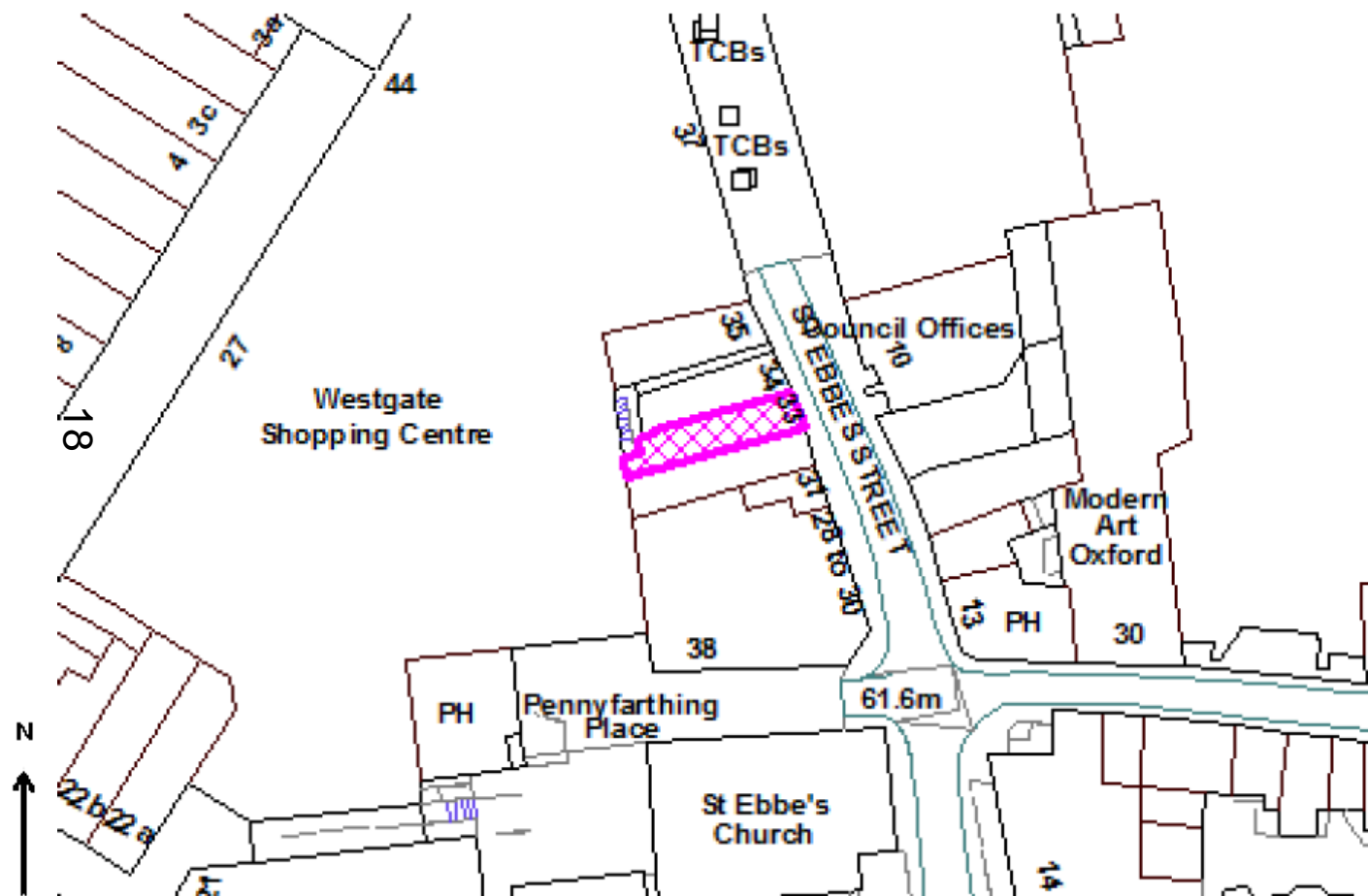


Welcome to the West Area Planning Committee

- This planning committee meeting is held in public but it is not a public meeting.
- There will be an opportunity for the public to address the committee on each application.
- If you wish to speak for or against a planning application, you need to have either requested it in advance, or hand in one of the available speaker forms, or speak to the clerk.
- Information on meeting protocol and conduct at the committee is set out in the Code of Practice.
- This is in the committee agenda just before the first planning application report.

Site plan

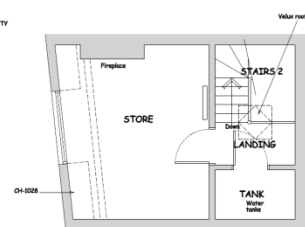


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Ordnance Survey 100019348

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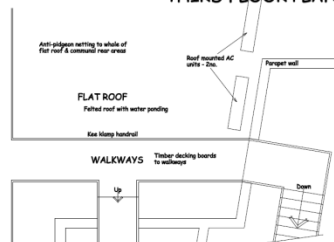


19

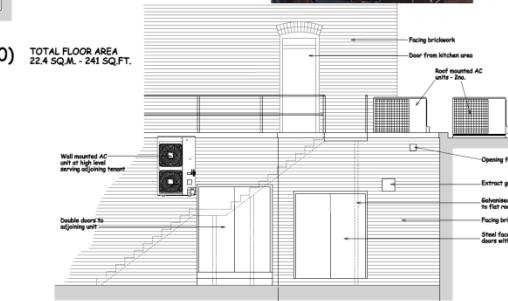


TOTAL FLOOR AREA
44.1 SQ.M. - 474 SQ.FT.

TOTAL FLOOR AREA
22.4 SQ.M. - 241 SQ.FT.



TOTAL FLOOR AREA
43.9 SQ.M. - 472 SQ.FT.

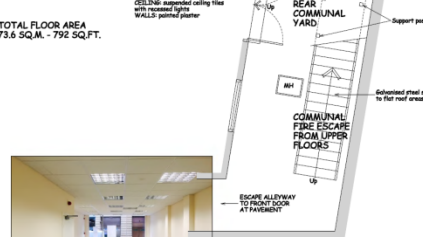


Technical drawing of a fence section showing various components and their labels:

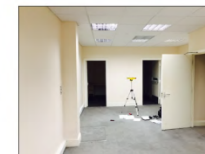
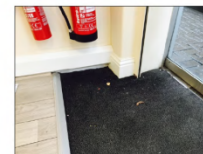
- Thinner end whitewash to upper fence
- Pacing brickwork
- Stone coping with anti-pronged spikes
- 3m. alarm sensor
- Non-illuminated fence sign
- Pacing brickwork with stone bands



Areas of rising damp & ceiling leaks from flat roof area



TOTAL FLOOR AREA
44.8 SQ.M. - 482 SQ.FT.



GENERAL NOTES			
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE.			
B	Additional information added	AR	31.03.15
A	Redrawn following survey	AR	24.02.15
Rev	Amendment	By	Date

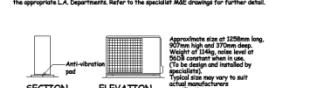
RRDS Ltd.
Brookside Farm, Nantylerry, Abergavenny, NP7 9DP.
Email: design@rrds.net
Telephone: 01873 881345 Fax: 01873 881343

Project Name & Address:
Proposed Licensed Betting Office at
33 St. Ebbes Street,
Oxford, OX1 1PU

Title:
Floor Plans & elevations
As Existing

Drawn by: RPR
Date: June 2014
Scale: 1:50 @ A1
Drawing No: **COR1753/AS01 B**

20



	SS294 01
Type	Pastic
Height of base above ground	2575
Dimensions - height - width - depth	1120 3930 128
Max. height of individual letters or symbols	400 letters 300 logo
Colour of text and backgrounds	white text on blue red/yellow/ green/green
Materials	Timber panel stainless steel letters, vinyl on acrylic
Max. projection from face of building	90
Type of illumination	Internal via LED (+hals)
Static or intermittent illumination	Static



One Stratford Way, Atherfield Road, London, SE12 3ET

GENERAL NOTES

DO NOT SCALE FROM THESE DRAWINGS. ALL DIMENSIONS TO BE CHECKED ON SITE.

F	Slings attached to ceiling	50	12.12.15
E	Slings attached to ceiling	50	12.12.15
S	Slings attached to ceiling	50	12.12.15
Rev	Amendment	By	Date

BMS15 Ltd
 150, High Street, Gillingham, Kent ME8 1AB
 Tel: 01843 863150 Fax: 01843 863151
 Email: info@bms15.co.uk Web: www.bms15.co.uk

Project Name & Address
 Oxford Landed Betting Office at
 33 St Ebbe Street,
 Oxford, OX1 1PU

Title:
 Floor Plans & Elevations
 As Proposed

Drawn by: NRR
Date: March 2015
Scale: 1:50 & A1
Check: J. DAVIES / J. NUTT

Marketing information

Retail

BIDWELLS 



To Let

33 St. Ebbs Street
Oxford
OX1 1PU

1,969 sq ft
(182.92 sq m)

Key features

- Retail unit with A2 consent
- Ground floor, basement and three upper floors
- Refurbished in 2011
- Busy location close to Queens Street & Westgate Centre



OXFORD
33 ST EBBES STREET OX1 1PU

WELL LOCATED UNIT
(A1/A2 CONSENT)
LEASE FOR SALE

LOCATION

Oxford is an attractive historic city and busy retail centre well served in terms of road and rail communications and world renowned for its famous university. The city has a resident population of approximately 150,000 inhabitants and a catchment population of circa 400,000 people which is boosted further by the City's significant tourist industry.

The premises occupy an excellent trading location within the heart of Oxford City Centre on St Ebbs Street which runs south from the Western end of Queen Street and is adjacent to the Westgate Shopping Centre being one of two principle shopping centres in the City centre. Occupiers in the immediate vicinity include BHS, Superdry, Oasis, Goldsmiths Jewellers, Sainsbury's, The Royal Blenheim Public House and Camera Bar & Restaurant.

ACCOMMODATION

These premises having been recently refurbished in 2011 are in an excellent decorative order and are currently configured as a retail office.

We calculate the property has the following approximate net dimensions and floor areas :-

Internal Width	13ft 7ins	4.15 m ²
Shop Depth	59ft 6ins	18.13 m ²
Ground Floor Sales	722 sq ft	67.07 m ²
First Floor Office	308 sq ft	28.58 m ²
Second Floor Office	358 sq ft	33.26 m ²
Third Floor Office	141 sq ft	13.09 m ²
Basement	440 sq ft	40.83 m ²

TENURE

The premises are available by way of assignment of the existing FRI underlease for a term of 10 years from 24th June 2011 at a passing rental of £35,000 pax and subject to rent review in June 2016.

TERMS

Offers invited

BUSINESS RATES

We understand from the VOA website that the property has been assessed as follows:-

Rateable Value:	£38,250
UBR:	£0.471
Rates Payable:	£18,015.75 per annum

We advise any interested parties to carry out their own enquiries with the local authority

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of E (116)

LEGAL COSTS

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

VIEWING

Viewing is strictly by arrangement through the joint sole agents

For further information please contact:-

MARTIN HOWARD
020 7518 1526
mhoward@rrg.co.uk
or
BILL STEPHENS
020 7518 1527
bstephens@rrg.co.uk

Or our joint agents Meeson Williams Phillips on 01865 349011

SUBJECT TO CONTRACT

July 2013



CHARTERED SURVEYORS

RETAIL

17 WOODSTOCK STREET LONDON W1C 2AJ
020 7493 4242
PETER HOUSE, OXFORD STREET MANCHESTER M1 5AN
0161 209 3930

www.rrg.co.uk

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