

**Report to:** Executive Board - Thursday 21 October 2002

**UNIT 130 COVERED MARKET  
ASSIGNMENT OF LEASE AND CHANGE OF USE**

<b>Report of:</b> <i>Property Manager</i>	<b>WARDS AFFECTED</b>
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<b>Lead Member Responsible:</b> <i>Councillor R Price</i>	
<b>Overview and Scrutiny Committee Responsibility:</b> <i>Finance and Performance Management</i>	
<b>Key Decision:</b> <i>No</i>	
<b>SUMMARY AND RECOMMENDATIONS</b>	
Executive Board is asked to consider 2 applications from the Council's tenant for assignment of the lease of Unit 130, both involving a change of use, and to state a preference as to which application should be accepted.	

**1. BACKGROUND**

- 1.1 Unit 130 is situated in Avenue 4 near to Market Street, as shown on the attached plan.
- 1.2 It is presently let to Mr D J Torjussen, trading as David Torjussen butchers, who, we understand, wishes to consolidate his business premises, having other units within the Covered Market, and to assign his lease of Unit 130.
- 1.3 Mr Torjussen has two parties interested in taking over Unit 130, as follows:
- i) Mr John Farries, trading as "Automodels Ltd", a toy and model collectors gift shop. Mr Farries' main outlet is at Bicester, and he has previously traded at Golden Cross.
  - ii) J Levy and K Katayama, trading as "Gashi Gashi", a take-away sushi bar with consumption on and off the premises, but no cooking other than the boiling of white rice. "Gashi Gashi" currently has an outlet in Cowley Road.

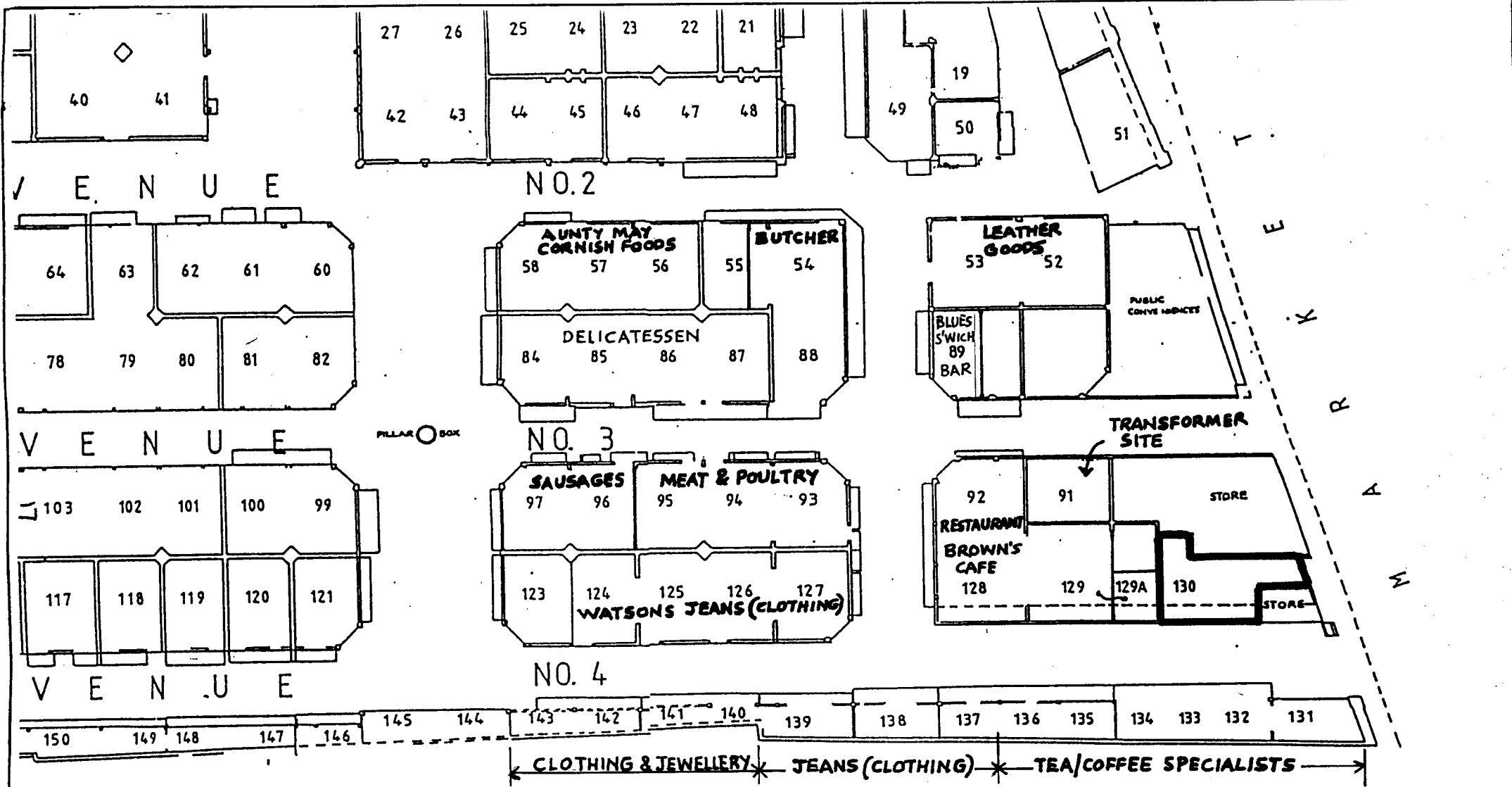
- 1.4 Mr Torjussen has no preference as to which party should take the assignment.
- 1.5 The Covered Market Traders Association has been consulted on the proposals, and its response is that whilst it is not against the toy and model collectors shop, it would not like to see the unit being assigned away from food, and a sushi bar use is therefore preferred.

## **2. RECOMMENDATION**

- 2.1 It is recommended that consent be given to an assignment of the lease, subject to satisfactory references being received for the proposed assignees.
- 2.2 However, as both applications to assign involve a change from the current use, Executive Board is asked to indicate its preference as to which party the lease should be assigned, bearing in mind the proposed different uses, ie as a model shop or a sushi bar.

**THIS REPORT HAS BEEN SEEN AND APPROVED BY THE  
PROPERTY INVESTMENT MANAGER**

Background papers: None.



**COVERED MARKET - UNIT 130**

**OXFORD CITY COUNCIL**  
Property Investment

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**NOT TO SCALE**