



THREEWAYS HOUSE

36 GEORGE STREET OXFORD OX1 2BT

PRIME OXFORD CITY CENTRE MIXED USE FREEHOLD OPPORTUNITY
A RARE 0.34-ACRE ISLAND SITE

THREEWAYS HOUSE

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A versatile mixed-use property offering retail, office, and residential accommodation across basement, ground and three upper floors



Investment Overview

- Prominent 0.34 acre island site offering exceptional prominence and accessibility in the globally renowned City of Oxford.
- The property provides an attractive diversified income profile offering 35,135 sq ft of retail, office and residential accommodation.
- A balanced asset combining long-term income coupled with immediate value-add opportunities.
- The property offers various future alternative uses and development angles.
- Oxford is one of the UK's most globally recognised cities, with its reputation underpinned by The University of Oxford. The city's economy ranks among the fastest-growing in the nation.
- 26% of income secured against Oxford International School.
- Freehold.
- Total passing rent equating to £996,535 per annum, reflecting £28.36 per sq ft blended.



Proposal

Offers sought in excess of **£13,250,000**.
A purchase at this price would reflect an attractive **net initial yield of 7.05%** after allowing for usual purchaser's costs of 6.72%.

This price equates to a **low capital value of £377 per sq ft**.

OXFORD

The globally renowned Oxford city has a world-class reputation. The city is at the forefront of research and development underpinned by the prestigious University of Oxford.

The city is an ecosystem of science, technology and innovation and continues to produce company start-ups and ground breaking concepts with 78 patent applications per 100,000 people, three times the national average.

Furthermore, Oxford is a UK tourist hotspot with approximately 7 million day time and staying visitors per year, generating £780 million of income for resident businesses.



DEVELOPMENTS

① 38-40 George Street

Planning approved for development of 145 room aparthotel as well as community space.

② North Bailey House

Completion: 2023
20,000sq ft offices.

③ Bridge Labs

Totalling approximately 150,000 sq ft NIA, owners UBS have obtained planning to deliver a comprehensive lab redevelopment which is due to PC in 2027.

④ Oxpens

Totalling 10 acres, owners Nuffield College and Oxford City Council have submitted plans for a mixed use 234 bed residential, 258 student room and up to 90,974 sqm GEA of commercial and Hotel uses.

⑤ Clarendon Centre

200,000 sq ft+ redevelopment, with planning, to deliver a mixed use scheme of labs, offices, student accommodation and ground floor retail.

⑥ Nuffield College West End Sites

A 3.5-acre site with plans for 330,000 sq ft of commercial space and 37,000 sq ft of residential across three distinct plots.

⑦ 19-24 Queen Street

Full planning permission has been granted to provide 70,500 sq ft office and retail scheme.

⑧ 1-12 Magdalen Street

A c.200,000 sq ft lab and office conversion to be delivered by The Crown Estate and Pioneer Group.

⑨ Osney Mead

A 44 acre masterplan to deliver a new innovation district comprising research and commercial accommodation as well as supporting housing for people involved in research.

⑩ Macclesfield House

A 20,000 sq ft innovation building due to undergo significant refurbishment.

RETAIL PITCHES

⑪ George Street

⑫ Westgate Oxford

⑬ Cornmarket Street

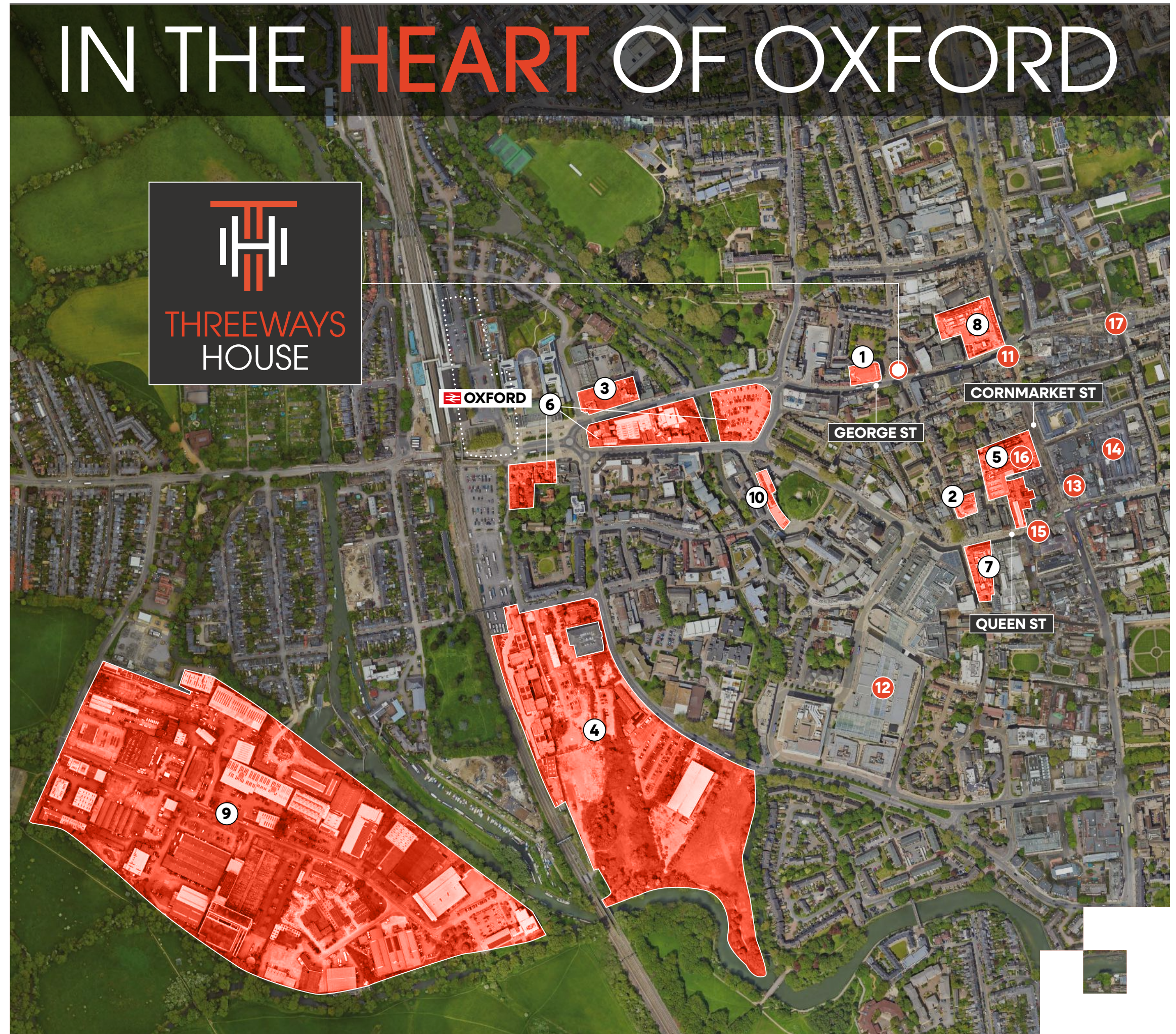
⑭ The Covered Market

⑮ Queen Street

⑯ The Clarendon Centre

⑰ Broad Street

IN THE HEART OF OXFORD



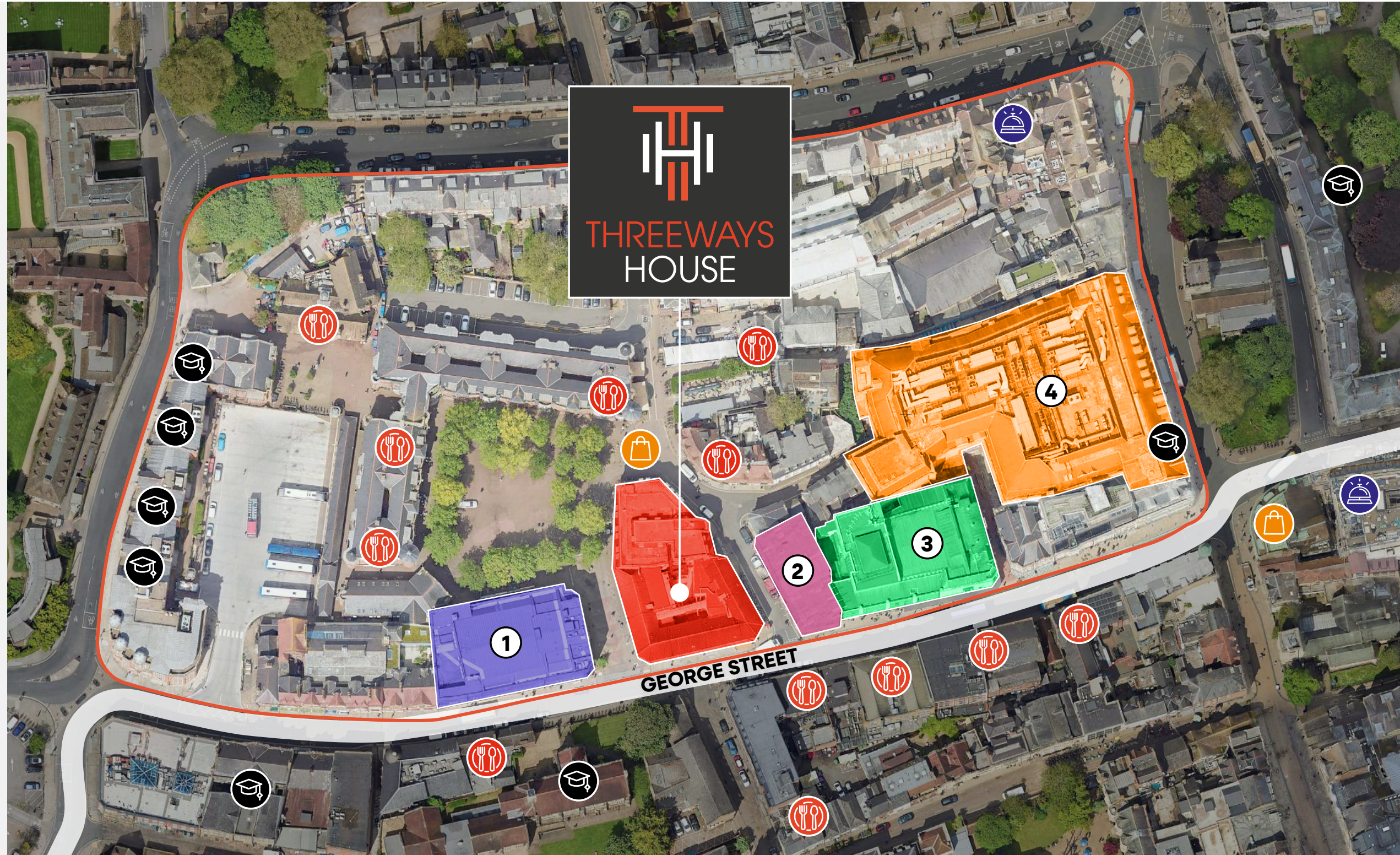
Prime Location.
Connected
to Business,
Convenience,
and Opportunity

Situation

Threeways House is centrally located in Oxford, offering excellent connectivity to the city's key amenities and institutions. Positioned on George Street, the property benefits from a vibrant location surrounded by a diverse mix of retail, dining, and cultural attractions.

The property is within close proximity to Oxford's prestigious University Colleges and business schools, whilst being just a short walk from the train station, providing convenient transport links.

Threeways House also offers easy access to the evolving commercial hub of the city, including the Westgate Shopping Centre and the historic Covered Market, making it a prime location for both business and leisure.



1 38-40 George Street, Oxford

Planning has been approved for the redevelopment of 38-40 George Street to produce a 145 room aparthotel as well a new 400m2 community space. The project is set to complete in 2027.

2 The Bocardo Hotel

Recently renovation of the Bocardo Hotel and restaurant to substantially increase the quality of space at a budget of just under £1m.

3 New Theatre Oxford

Ornate theatre seating 1800 and hosting everything from drama and opera to gigs, comedy and dance.

4 Old Debenhams Store

Conversion plans for the old Debenhams store are being drawn up to deliver a 125,000 sq ft lab and office building.



Key Ingredients Driving Long-term Growth

The Oxfordshire area is the UK's leading hub of science, innovation and advanced technologies, driving continued investment into local real estate, expanding major campuses and generating year-round, cycle-proof footfall and occupier demand.



STRATEGICALLY LOCATED IN THE 'GOLDEN TRIANGLE'



A HIGHLY SKILLED LOCAL WORKFORCE DRIVING GROWTH



THE UNIVERSITY OF OXFORD IS A CATALYST FOR LONG-TERM GROWTH



MAJOR INTERNATIONAL INVESTMENT



A HUB OF ADVANCED TECHNOLOGY CORPORATES



Responsible for
55
Unicorns



Delivers
£111BN
To The UK Economy



3.7M
Residents



2M
Jobs

Exceptional Connectivity

Oxford, a historic city renowned globally for its academic excellence and thriving business environment, boasts exceptional connectivity, making it a highly accessible location for residents, businesses, and visitors alike.

Oxford's connectivity is set to be further enhanced by the ongoing large-scale regeneration of Oxford Station. This project aims to increase capacity and introduce the highly anticipated Varsity Line, creating a direct connection between Oxford and Cambridge via Bedford. The section between Oxford and Bedford is expected to be completed by 2025, with the full extension to Cambridge scheduled for completion by 2030.



ROAD

Oxford is well-connected to the UK's motorway network with the A40 and A34 providing direct access to Junction 8 (8 miles) and Junction 9 (11 miles) of the M40 respectively. Central London lies 60 miles to the south east.



RAIL

Oxford train station provides frequent direct trains to London Paddington and Reading with a fastest journey time of 56 minutes and 22 minutes respectively. Additionally, there is a direct service to Birmingham with a journey time of 1 hour and 10 minutes.



AIR

International airports of Heathrow and Luton are within an hour's drive. Oxford Airfield at Kidlington is a busy private airport.



Oxford continues to generate new spin-outs, company start-ups and ground breaking concepts

Oxford - The Globally Renowned City

Oxford has a world-class reputation. The city is at the forefront of research and development underpinned by the prestigious University of Oxford, the Oxford University Press and specialist research institutes, hospitals and businesses established in the city.

Oxford has an extraordinary ecosystem of science and technology based companies. It continues to generate new spin-outs, company start-ups and ground breaking concepts with 78 patent applications per 100,000 people, three times the national average.

Oxford Science Innovation PLC (OSI), a venture capital fund of £580m specifically created to invest in new University spin offs has been incredibly successful resulting in 20 new, well-funded spin offs each year. The city is leading the way across the sciences including the adoption of artificial intelligence which will re-shape the world we live in.

The iconic University of Oxford, the oldest university in the English-speaking world lies at the heart of the city. Today, it is home to over 32,000 students and it is estimated to contribute over £5.8 billion a year to the Oxfordshire economy and support over 50,000 jobs.

The University of Oxford is the leading UK institution for medical research. Its role in the Covid 19 vaccination search has attracted even greater recognition of its world-class scientific capabilities.

Furthermore, Oxford is a UK tourist hotspot with approximately 7 million day time and staying visitors per year, generating £780 million of income for resident businesses.



No.1 University
for nine consecutive years



4,950 businesses
providing
c.128,000 jobs



7 million tourists a year,
generating £780 million
of income



44,000 students
across two Universities



73% of total employment in the city is within **knowledge intensive sectors**



Oxford contributes over **£6.8bn annually to the national economy**



Specification



9
retail units



10
residential flats
let on ASTs



Open plan
offices



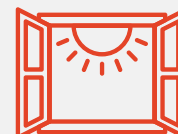
Kitchen &
WC facilities



Internal
courtyard



Island
site



Window aspect
that maximises light



Description

Threeways House is a versatile mixed-use property offering retail, office, and residential accommodation across basement, ground and three upper floors. Positioned on a prominent island site, it boasts dual frontage onto two prime retail pitches - George Street and Gloucester Green - located in the heart of Oxford's vibrant West End.

The property benefits from excellent footfall, with Gloucester Green serving as a central piazza that hosts a popular market twice a week, ensuring consistent activity and visibility.

The office accommodation features open-plan layouts, providing flexibility for a variety of occupiers, while the residential component includes 10 well-appointed flats, fully let on assured shorthold tenancies (ASTs), contributing to a stable income stream.

Originally constructed in 1986, the building underwent a significant renovation in 2006, enhancing its appeal and functionality for modern tenants. With its strategic location, mixed-use configuration, and strong pedestrian traffic, Threeways House represents an outstanding opportunity in Oxford's thriving city centre.



Positioned on a prominent island site, it boasts dual frontage onto two prime retail pitches

Title Numbers

ON204359, ON300513 and
ON301681.

Tenure

Freehold.

The site extends to
approximately 0.34 acres
(0.14 hectares).



Schedule of Areas

RESIDENTIAL

Unit / Demise	Area (sq ft) GIA	Area (sq m) GIA
Flat 1	818	76.0
Flat 2	696	64.7
Flat 3	556	51.7
Flat 4	437	40.6
Flat 5	809	75.2
Flat 6	530	49.2
Flat 7	535	49.7
Flat 8	722	67.1
Gloucester Street Flat 1	506	47.0
Gloucester Street Flat 3	525	48.8
Total	6,134	570

OFFICE

Unit / Demise	Area (sq ft) NIA	Area (sq m) NIA
1st & 2nd Floors Rear	8,367	777
1st Floor – Suite 2	1,680	156
1st Floor – Suite 3	2,413	224
Total	12,460	1,158

RETAIL

Unit / Demise	Area (sq ft) NIA	Area (sq m) NIA
Unit A1	972	90.3
Unit A	705	65.5
Unit B & C	1,433	133.1
Unit D	2,513	233.5
Unit E	906	84.2
Unit F & G	2,542	236.2
Unit H	7,470	694.0
Total	16,541	1,537



Typical Floor Plan





Tenancy Schedule

Unit/Demise	Use	Area (Sq. ft)	Tenant	Marketing Rent pa	Marketing Rent psf	Term start date	Term end date	Break date	Next review	Marketing Comments
A1	Retail	972	Ladbrokes Betting & Gaming Limited	£40,000	£41.15	19/07/2017	18/07/2027	-		
A	Retail	705	Oxford Fish & Chips Limited	£45,000	£63.83	30/10/2014	29/10/2034		30/10/2024	Outstanding rent review
B & C	Retail	1,433	Merkur Slots UK Limited	£65,000	£45.36	24/06/2019	23/06/2034	23/06/2029	23/06/2029	
D	Food & Beverage	2,513	Siriwat Pinsiranon t/a Angrid Thai	£65,000	£25.87	25/12/2019	24/12/2029	-	25/12/2024	Outstanding rent review
E	Food & Beverage	906	Bilal Kocager and Mustafa Kocager	£37,000	£40.84	08/02/2018	07/02/2033	-	08/02/2028	
F & G	Retail	2,542	Vacant							
H	Retail	7,470	Thai Leisure Group Limited	£262,500	£35.14	25/12/2015	04/09/2029	-	25/12/2026	
1st & 2nd Floors Rear	Office	8,367	Oxford International School Limited	£216,335	£29.14	17/06/2021	16/06/2036	31/07/2026	17/06/2026	
1st Floor - Suite 2	Office	1,680	Oxford International School Limited	£42,380	£26.00	24/01/2022	16/06/2036	31/07/2026	17/06/2026	
1st Floor - Suite 3	Office	2,413	Gleeds Cost Management Limited	£71,850	£42.79	21/02/2018	20/02/2028			
Flats 1-8 Threeways Hse & 1-3 Gloucester St	Residential	6,134	FindersKeepers Ltd	£151,470	£26.85			-		*see information below
		35,135		£996,535	£28.36					

*10 residential flats let on individual ASTs. Flats are managed by FindersKeepers at a 10% management fee. Income reflected is average receivables for the years 2024/2025 after deduction of management fee. Residential rents are inclusive of service-charge – as such service charge costs associated with the flats are payable by the landlord.

Oxford International School Limited

Oxford International School Limited is a premier educational institution in the heart of Oxford, offering a globally-focused curriculum that blends academic excellence with modern teaching methods. Catering to diverse student backgrounds, the school emphasizes critical thinking, creativity, and holistic development through both academics and extracurricular activities.

Located in a world-renowned educational hub, the school benefits from its proximity to Oxford University and a thriving academic community, inspiring students to excel in a dynamic, interconnected world.

OVERVIEW

Company Name	Oxford International School Limited
Company Number	10519759
D&B Rating	2A 2
Financial year	31st August 2023
Latest turnover	£20,067,203
Profit/Loss before taxes	£1,425,157
Total Assets	£40,599,213





The beauty and
history of Oxford is on
the doorstep...

...along with the best leisure
and shopping that Oxford has
to offer





PROPOSAL

We are instructed to seek offers in excess of **£13,250,000** subject to contract and exclusive of VAT.

A purchase at this price would reflect an attractive **net initial yield of 7.05%** after allowing for usual purchaser's costs of 6.72%.

This price equates to a **low capital value of £377 per sq ft.**

VAT

The asset is elected for VAT purposes and it is envisioned that the sale will be completed by way of a Transfer of Going Concern.

AML

In accordance with UK legislation, the purchaser will be required to comply with AML requirements and satisfy the vendor accordingly.

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