

# OLD GAOL RESTAURANTS

a development with the appetite for success

Three restaurants in the converted Gaol, within Abingdon-on-Thames town centre and adjacent to the River Thames in Oxfordshire.

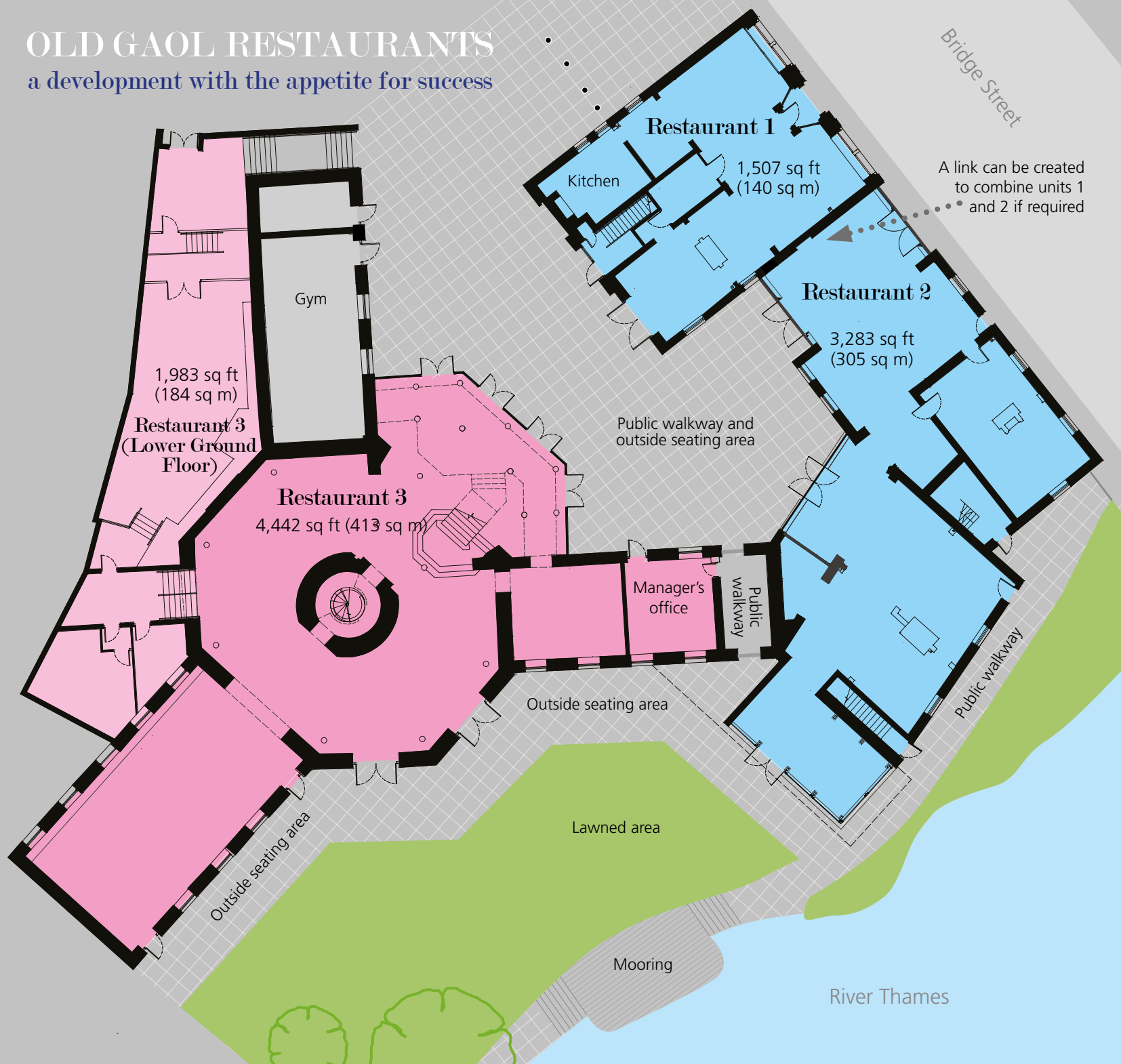
style laugh  
drink



fun  
MEET  
FOOD  
Dine  
smile

# OLD GAOL RESTAURANTS

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## The development

Cranbourne Homes have recently completed the refurbishment and sale of sixty quality apartments in the adjacent residential development which all sold very quickly. We are now looking to let three restaurant units to create an interesting mix of restaurateurs in a unique building adjacent to the River Thames. The restaurant space can be divided to suit the requirements of restaurateurs and provide between 1,507 sq ft (140 sq m) – 6,781 sq ft (630 sq m).

The benefits include outside seating adjacent to the River Thames, internal courtyard seating, character features of the former gaol, glazing installed – immediate availability for fitting out to operator's specifications.

Once completed the restaurants will bring a new dining vibrancy to Abingdon-on-Thames, in a well-known and highly visible trading location.



## Restaurant 1 & 2



Computer enhanced image

## The location

Abingdon-on-Thames is one of the oldest historic market towns in England with the 2011 Census recording a population of 33,130 people. It is extremely accessible from the A34 which links Oxford to the north and Didcot and Newbury to the south and has excellent networking links to Didcot Railway Station (London Paddington just being 45 minutes away by rail), Harwell, the leading science and technology business campus and the European School in Culham.

The restaurants occupy an enviable position adjacent to the River Thames and Abingdon Bridge built in 1416, which attracts tourists from all over the world and is further complimented by the newly completed luxury residential development built by Cranbourne Homes. In close proximity to the Old Gaol Development are all town centre facilities, retailers and hoteliers, including the Crown & Thistle which has recently been refurbished.

Ample pay and display parking is available on both sides of Abingdon Bridge, with further parking available in the town centre.

The Old Gaol Development will become a unique dining location within easy access to shops and some of the finest schools in the country such as Abingdon Boys, St Helen and St Katharine, Radley College, Magdalen College, St Edwards and of course the reputable Oxford universities.

Retailers within the town include Waitrose, Boots, Vodafone and WH Smith, nearby science and business parks include Culham Science Centre, Abingdon Business Park, Abingdon Science Park and Milton Park.

## The opportunity

The Old Gaol Development provides up to 11,571 sq ft (1,075 sq m) of restaurant space. The total space can be sub-divided to suit operator's requirements.

Externally at least two of the units will have seating overlooking the River Thames and in addition there is outside courtyard seating for three units.

Internally, the premises retain character features such as stone walls, high ceilings and window openings with new glazing. In addition, atria have been added to Restaurant 3 to enhance the appearance of the entrance and bring in natural light.



## Restaurant 3

Computer generated image

smile  
MEET

## Restaurant 2 & 3



Computer enhanced image

## Planning

The scheme benefits from consent for use class A3 (food & drink).

## Terms

The premises are available to let on full repairing and insuring lease terms. The landlord is seeking high quality restaurant operators to complement each other and the scheme.

## Rating

To be assessed.

## Legal

Each party to bear their own legal costs.



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