

# TO LET

Unit 1 Crown Walk,  
Pioneer Square, Bicester,  
OX26 6HY



## LOCATION

The Unit occupies a prime location on Sheep Street at the entrance to the **Crown Walk Shopping Centre**.

## DESCRIPTION

Occupiers nearby include **Costa Coffee, Lloyds Bank, The Works, Iceland, Santander** and **Card Factory**.

## ACCOMODATION

The premises comprise of the following approximate floor area:

<b>Ground Floor:</b>	149.9 sq. m	1,614 sq. ft
<b>First Floor:</b>	45.1 sq. m.	485 sq. ft

## TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## EPC

A copy of the EPC is available upon request.

## SERVICE CHARGE

Available upon request.

## RENT

**£60,000** per annum exclusive of rates, service charge and VAT.

## RATEABLE VALUE

Rateable Value - **£48,250**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by appointment with the Joint Retained Agents.

## SUBJECT TO CONTRACT

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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For more information, please contact:

Scott Robertson  
Tel: 0121 400 0407

Email: [scott@creative-retail.co.uk](mailto:scott@creative-retail.co.uk)

Jonathan Thomas  
Tel: 01865 595143

Email: [jonathan@jrbccommercialproperty.co.uk](mailto:jonathan@jrbccommercialproperty.co.uk)