



CROWN WALK

Bicester, OX26 6HY

RETAIL / RESTAURANT OPPORTUNITIES

RETAIL / RESTAURANT OPPORTUNITY



LOCATION

Bicester is an attractive historic market town located in Oxfordshire, in the south east of England. The town is approximately 11 miles (18 km) north of Oxford, and 52 miles (84 km) north west of London.

Retailing in the town is centred around Sheep Street, Crown Walk, and Pioneer Square, all of which are pedestrianised.

The town centre is effectively anchored by a Sainsbury's superstore, which was opened in 2013 as part of Pioneer Square; a new supermarket, multi-storey car park, Vue cinema and a selection of restaurants including; **Nando's**, **Prezzo**, **Wildwood** and **GDK**.

DESCRIPTION

Crown Walk is an open air retail centre, originally constructed in 1988. The scheme is an 'L' shaped scheme, with the eastern entrance fronting the pedestrianised Sheep Street and the southern entrance fronting Bicester's Market Square. The scheme also has an entrance through on to Bure Place. The scheme is comprised of 25 retail units, two of which front Sheep Street and one of which fronts Market Square.

Tenants in Crown Walk include; Biagio Jewellers, H Samuel, Boots Opticians, Thomas Cook, Coles Books and Vodafone.

DEMOGRAPHICS

Bicester is one of the fastest growing towns in Europe and has been designated Garden Town status by the government in recognition of the opportunity to deliver energetic town life within the countryside and bring local people together.

The town has a population of approximately 33,000 and is an incredibly affluent with significantly above average proportions of those within the most affluent AB social group (which includes those in managerial and professional occupations) and social group C1.

There is also a significant under-representation of those in the least affluent D and E social groups.

FOOTFALL (PMRS SEPT 2019)

Crown Walk 19,000 pw / 990,000 pa
High Street 41,000 pw / 2.15mil pa
Evans Yard 22,000 pw / 1.14 mil pa



ACCOMODATION

Details of the available premises are highlighted below:

Unit	Area (Sq Ft)	Rent (Pa)	Service Charge	Rateable Value	Rates Payable (23/24)
1 Crown Walk	Grnd Floor 1,614 sq ft 1st Floor 485 sq ft	£45,000	£3,742	£27,500	£13,723
33 Crown Walk	Grnd Floor 850 sq ft	£30,000	£1,433	£20,750	£10,355
EY1a Pioneer Square	Grnd Floor 1,493 sq ft	£30,000	TBC	To be reassessed	To be reassessed
EY1b Pioneer Square	Grnd Floor 2,403 sq ft	£45,000	TBC	To be reassessed	To be reassessed



Unit EY1b



Unit 33



Unit 1



TENURE

The units are available by way of new effective full repairing and insuring leases on terms to be agreed.

EPC

Energy Performance Asset Rating is summarised below:

Unit 1 Crown Walk	To be assessed
Unit 33 Crown Walk	To be assessed
EY1a Pioneer Square	To be assessed
EY1b Pioneer Square	To be assessed

RENT

Unit 1 Crown Walk	£45,000 per annum
Unit 33 Crown Walk	£30,000 per annum
EY1a Pioneer Square	£30,000 per annum
EY1b Pioneer Square	£45,000 per annum

PLANNING

The units benefit from Class E use and can therefore be used for a variety of uses including but not limited to; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym. The units are also suitable for a wider range of uses subject to planning permission.

LEGAL COSTS

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

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 prior appointment with the Joint Agents.

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