

SHOP TO LET

**** Subject to vacant possession ****

5 Crown Walk

Bicester, OX26 6HY



LOCATION

The Unit occupies a prominent central “crossroads” position within the **Crown Walk Shopping Centre** in close proximity to both Sheep Street and the Sainsbury’s / Argos Superstore.

Occupiers nearby include:

Coles Books, WH Smith, Vodafone, Biaggio Jewellers, Boots Opticians and Sainsbury’s

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor

Ground Floor Sales:	111.48m²	1,200 sq ft
First Staff:	31.96m²	344 sq ft

TENURE

A new effective full repairing and insuring lease on terms to be agreed.

EPC

Energy Performance Asset Rating of the premises currently falls within category C (54).

A copy of the Energy Performance Certificate can be made available upon request.

RENT

£20,000 per annum exclusive of rates, service charge and VAT

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE (Current) £16,000

We suggest that all interested parties should verify the above.

PLANNING

The premises now fall within Use Class E (Commercial Business & Service) which encompasses the historic use classes; A1, A2, A3, B1a, B1b, B1c, D1 and D2.

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 appointment with the Joint Retained Agents

SUBJECT TO CONTRACT

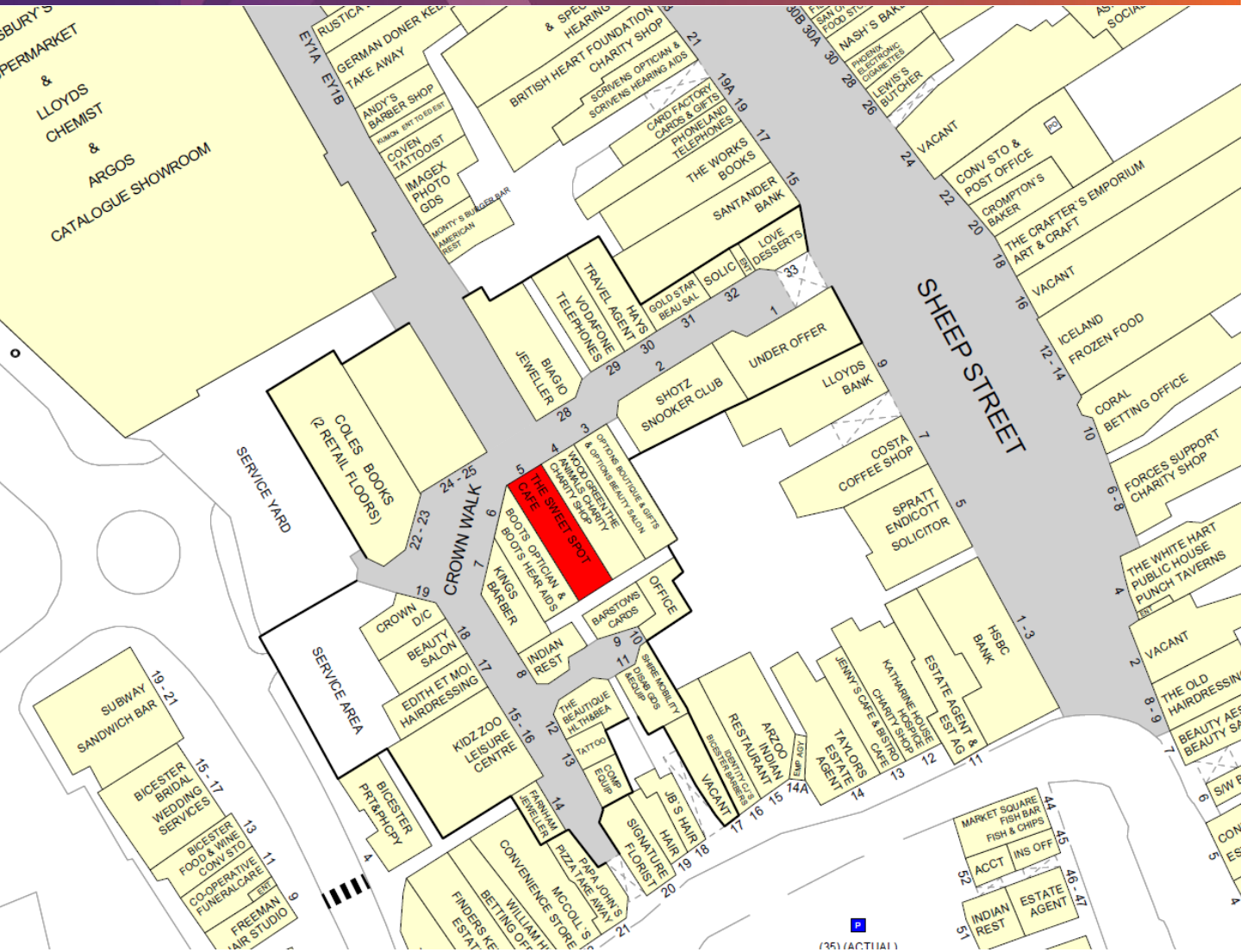

CREATIVE RETAIL
PROPERTY CONSULTANTS

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