

SHOP TO LET

EY4 Pioneer Square
Bicester
OX26 6FA



LOCATION

The property occupies a prime position within Pioneer Square opposite the entrance to the Sainsbury's Argos Superstore in close proximity to the 2 hour free multi storey car park (485 spaces). The property is situated adjacent to Evans Yard, which links Pioneer Square to pedestrianised Sheep Street.

Occupiers nearby include **B&M Bargains, Nandos, Vue Cinema, Superdrug, Prezzo, Rustica Bistrot** and **Kabanos**.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor

| | | |
|------------------------|---------------------|-----------|
| Ground Floor Sales: | 46.45m ² | 500 sq ft |
| First Floor Ancillary: | 53.64m ² | 583 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 D.

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

RENT

£30,000 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

Service Charge is payable. Further information available upon request.

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) £18,250

We suggest that all interested parties should verify the above.

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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