# 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<sup>2</sup> 500 sq ft First Floor Ancillary: 53.64m<sup>2</sup> 583 sq ft

#### **TENURE**

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

#### EDC

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.

#### RFNT

£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**

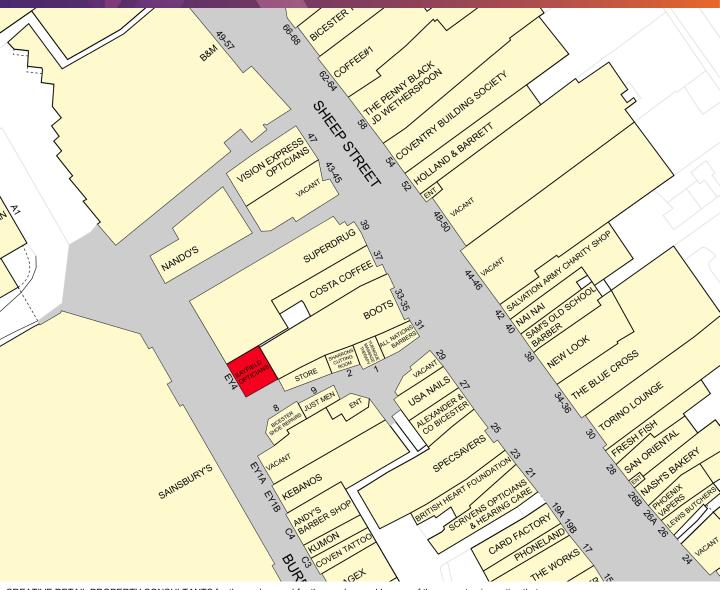
Strictly by appointment with the Joint Retained Agents

SUBJECT TO CONTRACT



# SHOP TO LET

EY4 Pioneer Square Bicester OX26 6FA



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- . these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

# For more information, please contact:

Scott Robertson Tel: 0121 400 0407

Email: scott@creative-retail.co.uk

Jonathan Thomas Tel: 01865 595143

Email: jonathan@jrbtcommercialproperty.co.uk