

# Unit 2, Crown Walk, Bicester

On The Instructions of Sainsbury's



Unit 2, Crown Walk, Bicester OX26 6HY

## Shop Unit To Let

Contact:  
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01865 595143

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Type Retail

Tenure Leasehold

### Location

The unit is prominently situated within the Crown Walk Shopping Centre directly adjacent to **Coles Books** and **Warrens Bakery**. Other retailers in close proximity include **W H Smith**, **Boots Opticians** and **Biaggio Jewellers**.

### Description

The property is arranged over ground floor only and provides the following approximate areas:

Ground Floor Sales 141.40 m<sup>2</sup> 1,522 ft<sup>2</sup>

### Rent

£32,500 per annum exclusive of VAT if applicable

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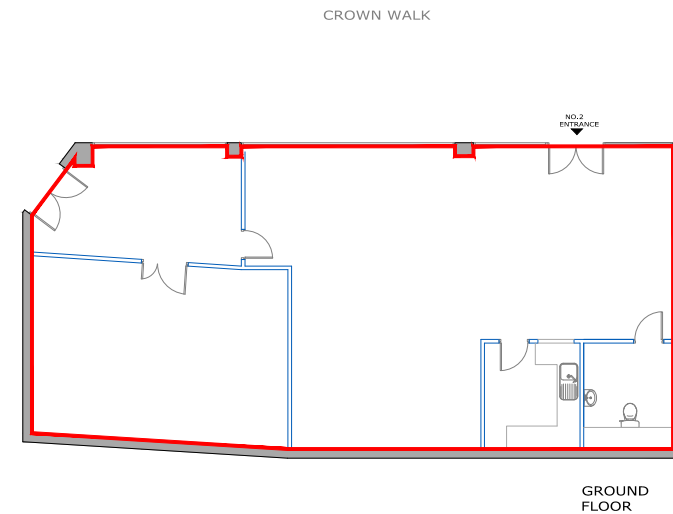
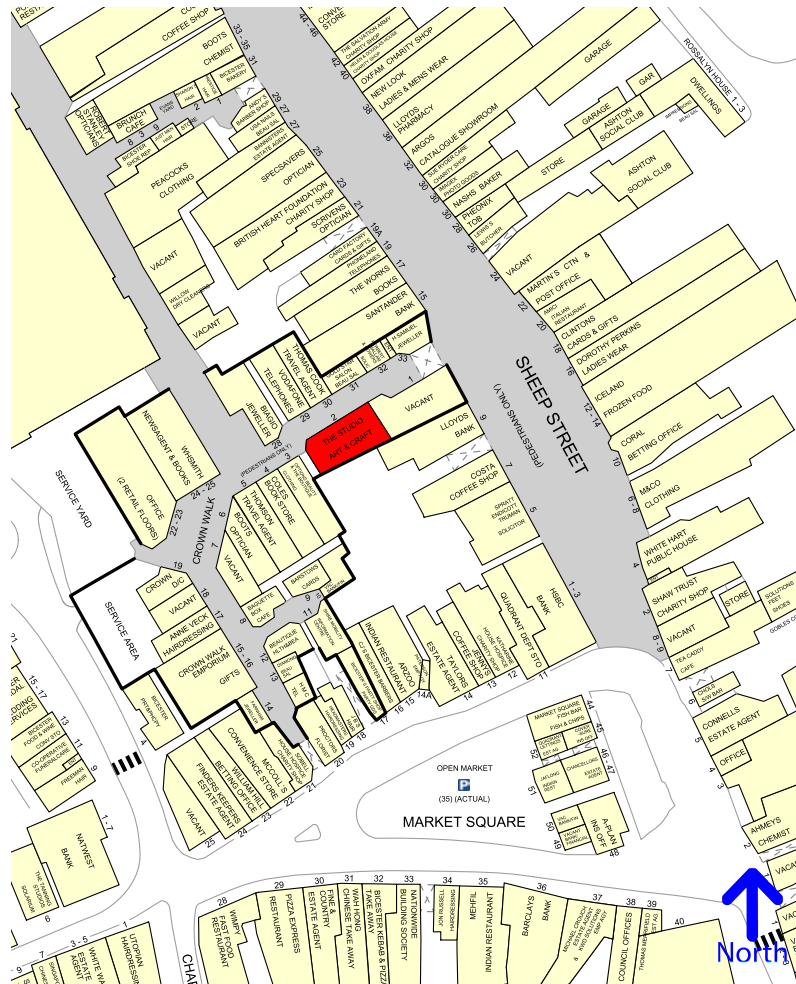


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Oxford, OX2 7HN

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## Lease Terms

To be 10 years incorporating an upward only rent review at the fifth year of the term.

## Service Charge

We estimate that the service charge payable for this unit for the current year (2013/14) is £3,239.30 per annum exclusive.

## Rating

Rateable Value	£31,500
UBR (2017/18)	.479p
Notional Rates Payable (2017/18)	£15,088

## Legal Costs

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

## EPC

A copy of the EPC relating to this property is attached

## Viewing

Strictly by prior appointment through sole agents.

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**SUBJECT TO CONTRACT      FEBRUARY 2018**

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