

# Unit 1 Crown Walk, Bicester

On the instructions of Sainsbury's



Unit 1 Crown Walk, Pioneer Square  
Shopping Centre, Bicester OX26 6HY  
(postal 11 Sheep Street)

## Prime Shop To Let

**Contact:**  
**Jonathan Thomas**  
**01865 595143**

[jonathan@jrftcommercialproperty.co.uk](mailto:jonathan@jrftcommercialproperty.co.uk)

## Location

The property is positioned in a prime location on Sheep Street and benefits from a return frontage in the Crown Walk Mall of the Pioneer Square Shopping Centre. Other retailers in close proximity include:

**Costa Coffee, Edinburgh Woollen Mill, Clinton Cards, Iceland and Dorothy Perkins.**

A new 50,000 sq ft Sainsbury's supermarket, seven screen cinema and 531 space car park have recently been completed providing a link directly into Crown Walk, close to the subject property. **Vodafone** have recently acquired a unit in Crown Walk. Full details of the scheme are available at:

[www.pioneersquare-crownwalk.co.uk/retail/](http://www.pioneersquare-crownwalk.co.uk/retail/)

## Description

The property comprises a modern purpose built shop unit arranged over ground and first floors.

01865 595143

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## Accommodation

Ground Floor Sales	1,616 ft <sup>2</sup>	150.13 m <sup>2</sup>
First Floor Ancillary	4 49 ft <sup>2</sup>	41.71 m <sup>2</sup>

## Rent

Our clients are seeking offers in the region of £65,000 pax (if applicable).

## Lease Terms

The property is available to let on a new lease for a term of years to be agreed on full repairing and insuring terms.

## VAT

All figures within these terms are exclusive of VAT, were chargeable

## Rating

Rateable Value	£36,250
UBR(2013/2014)	.471p
Rates Payable (2012/13)	£17,073.25

Interested parties should make their own enquiries of Cherwell District Council 01295 227000  
West Leicestershire District Council

## Legal Costs

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

## EPC

A copy of the EPC relating to this property can be made available upon request

## Service Charge

We estimate that the service charge payable for this unit for the current year (2013/14) is £5,500 per annum exclusive.

## Viewing

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**SUBJECT TO CONTRACT**

**MAY 2014**

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