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@jrbtcommercialproperty.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/

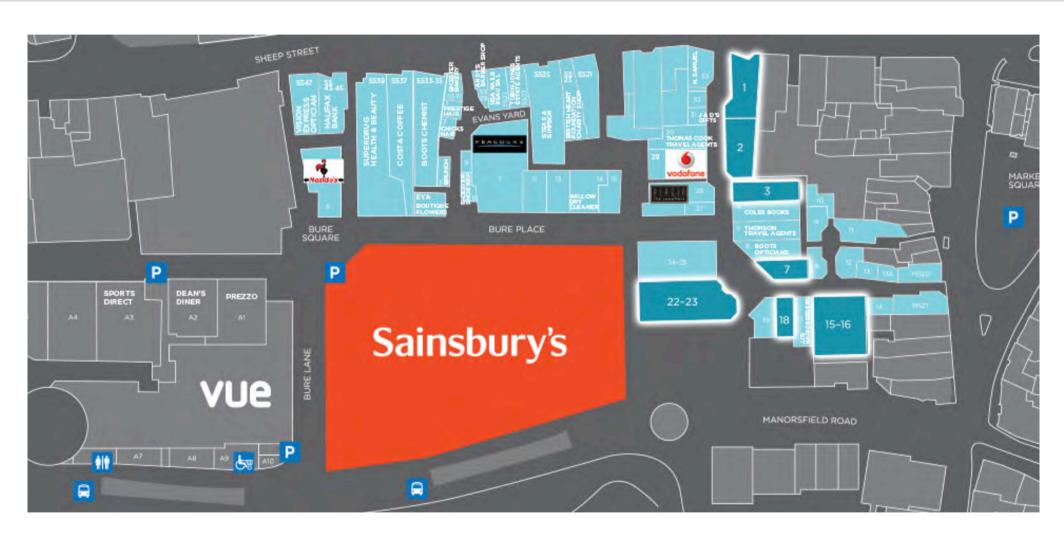
Description

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

01865 595143



10 Suffolk House, Banbury Road, Summertown, Oxford, OX2 7HN Info@jrbtcommercialproperty.co.uk



01865 595143



10 Suffolk House, Banbury Road, Summertown, Oxford, OX2 7HN Info@jrbtcommercialproperty.co.uk

Unit 1 Crown Walk, Bicester

On the instructions of Sainsbury's



Accommodation

 $\begin{array}{lll} \text{Ground Floor Sales} & 1,616 \text{ ft}^2 & 150.13 \text{ m}^2 \\ \text{First Floor Ancillary} & 4 \text{ 49 ft}^2 & 41.71 \text{ m}^2 \end{array}$

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

Jonathan Thomas 01865 595143

jonathan@jrbtcommercialproperty.co.uk

SUBJECT TO CONTRACT

MAY 2014

JRBT Commercial Property Ltd (AND THEIR JOINT AGENTS WHERE APPLICABLE) FOR THEMSELVES AND FOR THE VENDORS OR LESSORS OF THIS PROPERTY FOR WHOM THEY ACT, GIVE NOTICE THAT: 1. These particulars are provided merely as a general guide to the property. The are not and shall not hereafter become part of any offer or contract; 2. JRBT cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation so and must satisfy themselves as to their accuracy; 3. No person in the employment of JRBT has any authority to make or give any representation or warranty whatever in relation to this property; 4. JRBT will not be liable in negligence or otherwise for any loss arising from the use of these particulars. 5. No liability is accepted for any travelling or other expenses incurred by applicants in viewing properties that may have been let, sold or withdrawn.

01865 595143



10 Suffolk House, Banbury Road, Summertown, Oxford, OX2 7HN
Info@jrbtcommercialproperty.co.uk