

TRIPLE FRONTED SHOP UNIT TO LET

Unit 2 Crown Walk Shopping Centre Bicester OX26 6HY

SUBJECT TO VACANT POSSESSION



LOCATION

The unit is prominently situated within the Crown Walk Shopping Centre close to the junction with Sheep Street.

Other retailers in close proximity include **Boots Opticians, Vodafone, Coles Books, Iceland, Costa, The Works, Biaggio Jewellers** and the **Post Office**.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor: 141.40 sq. m 1,522 sq. ft

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

EPC

This property has an EPC rating of B (35).

A copy of the EPC is available upon request.

RENT

£32,500 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

Service Charge available upon request.

RATEABLE VALUE

Rateable Value - **£32,000**

Rates Payable - **£15,968**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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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