

TO LET

Unit 15-16 Crown Walk Shopping Centre
Bicester OX26 6HY
SUBJECT TO VACANT POSSESSION



LOCATION

The imposing Crown Walk Shopping Centre unit is close to the Market Square entrance and parking. Other retailers in close proximity include Boots Opticians, Vodafone, Coles Books, Shutz, Papa Johns and Sainsbury's.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor Sales: 276.40 sq. m 2,975 sq. ft
First Floor Stock: 164.40 sq. m 1,770 sq. ft

TENURE

To be a new effective Full Repairing and Insuring lease upon terms to be agreed – subject to vacant possession.

EPC

A copy of the EPC is available upon request.

SERVICE CHARGE

The service charge for this unit is currently running at approximately **£9,000** per annum.
Further information available upon request.

RENT

£40,000 per annum exclusive of rates, service charge and VAT.

RATEABLE VALUE

Rateable Value - **£35,000**

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

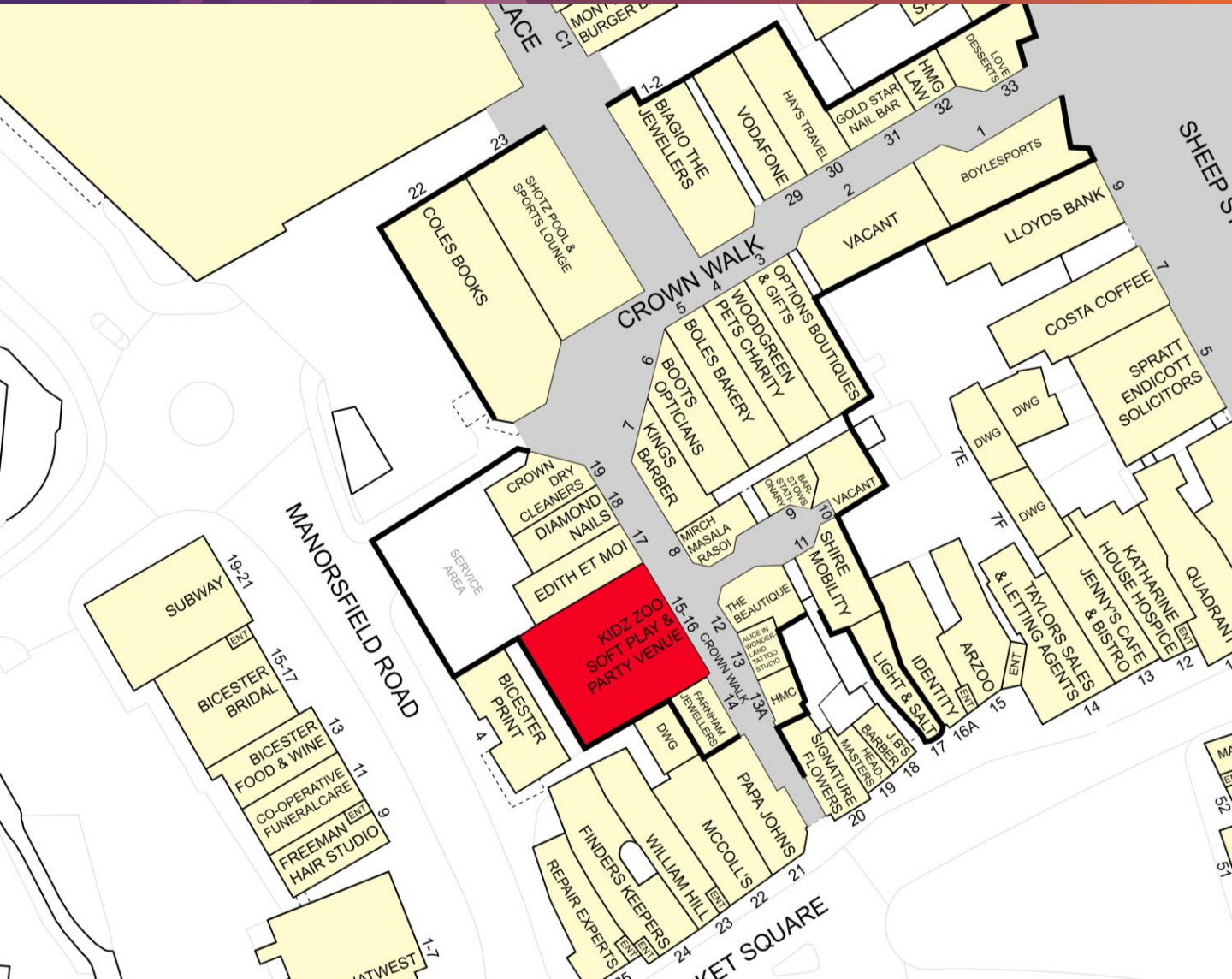

CREATIVE RETAIL
PROPERTY CONSULTANTS

www.creative-retail.co.uk

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