



TO LET

Prime Retail Unit

2,099 sq.ft

(195 sq.m)

Unit 1 Crown Walk, Pioneer Square, Bicester, OX26 6HY

- Prime Shopping Pitch
- Located in town centre
- Nearby retailers include Costa Coffee, Lloyds Bank, The Works, Iceland, Santander and Card Factory

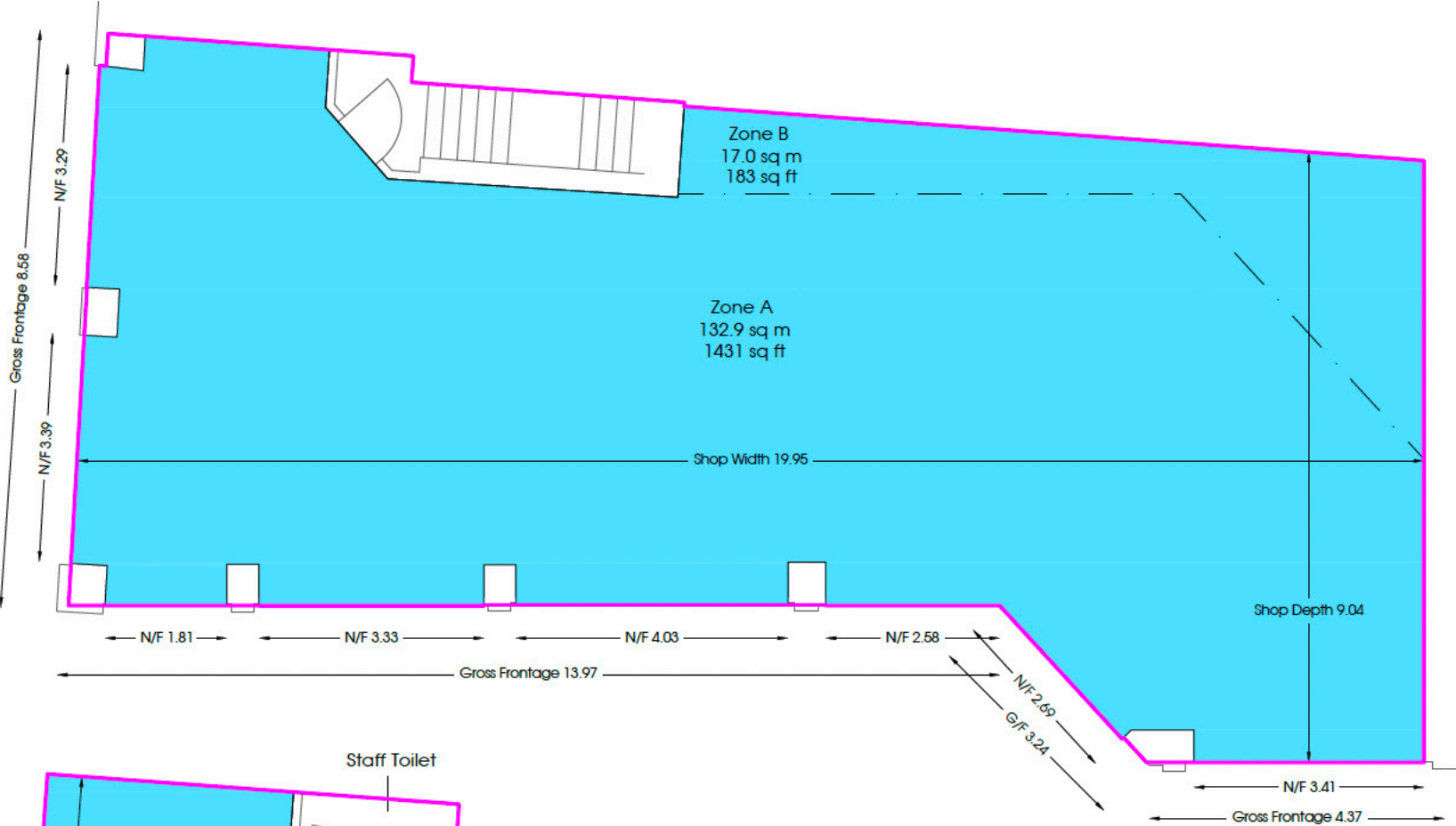
LCP

0117 990 2200

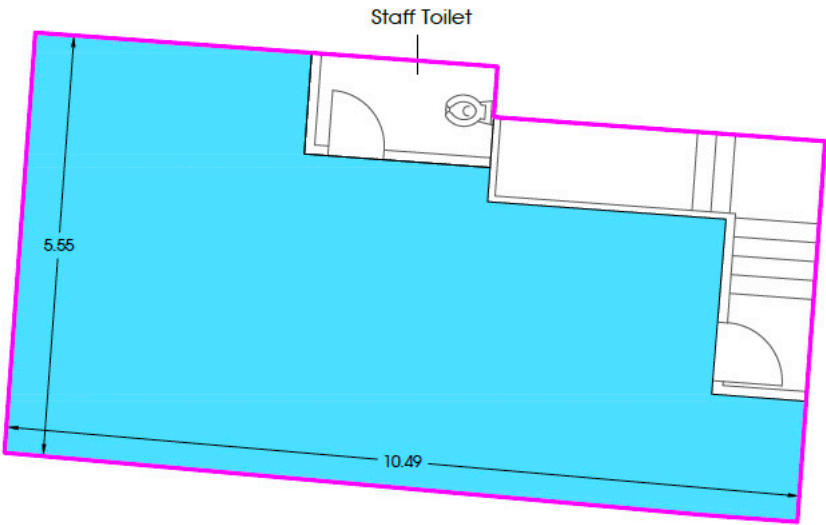
www.lcpproperties.co.uk

Unit 1 Crown Walk, Pioneer Square, Bicester, OX26 6HY

Ground Floor



First Floor



Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,614	149.9
First Floor	485	45.1
Total	2,099	195

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Description

The Unit occupies a prime location on Sheep Street at the entrance to the Crown Walk Shopping Centre. Occupiers nearby include Costa Coffee, Lloyds Bank, The Works, Iceland, Santander and Card Factory.

Rent

£55,000 per annum exclusive.

Services

The unit has electricity and water connected.

Service Charge & Insurance

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information on request.

Planning

The premises benefits from a new E use class (commercial, business and service) including retail. Interested parties are advised to make their own enquiries of the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Location - OX26 6HY

Crown Walk is located at the heart of Bicester town centre, and forms part of the predominant retail circuit through the town, linking Sheep Street to the east with Pioneer Square to the north (along Bure Place). The main car parking provision in Bicester is located in the 485 space multi-storey car park at Pioneer Square.



Viewing

Strictly via prior appointment with the appointed agents:

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PROPERTY CONSULTANTS

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