

Market Place Abingdon



2a/3a Bury St Shopping Centre Abingdon
OX14 3QY

**To Let – Prominent Location
Overlooking Market Place**

Contact:
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Location

Abingdon on Thames is an affluent market town situated approximately 6 miles south of Oxford. The A34 provides excellent commuter routes to the north and south of the county. With 2 hours free parking and a comprehensive mix of attractions, shops and food outlets.

Occupiers of the Centre include: **Boots, WH Smith, Greggs, Superdrug, Clarks and Poundland**

Description

The flexible accommodation overlooks Abingdon's picturesque Market Place. Modern, purpose built offices ranged over 2 floors offer a central, vibrant and attractive location for businesses and their employees.

Rent

£39,500 per annum exc VAT if applicable

To Let as a whole or by floor
Parking spaces may be available by separate arrangement.

01865 595143

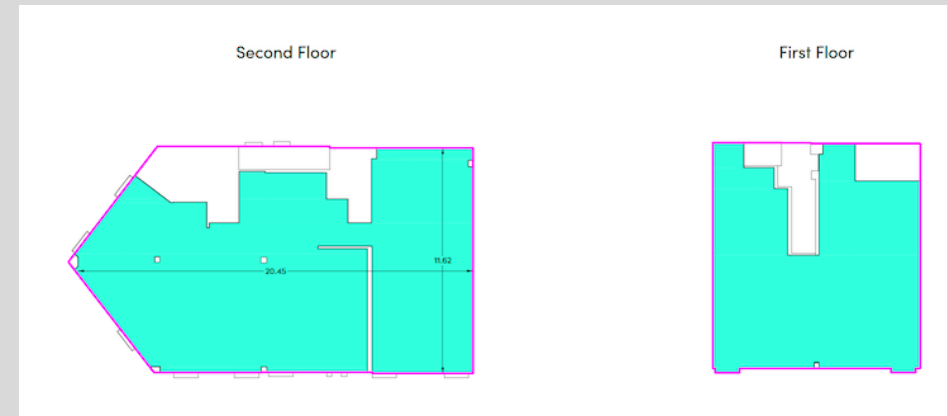
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Accommodation

The premises affords the following approximate floor net internal area:

2a First Floor:	1,138sq ft	105.7 sqm
3a Second Floor:	2,001sq ft	185.9 sqm
	3,139 sq ft	291.6 sqm

Tenure

A new effectively full repairing and insuring Lease for a term to be agreed.

EPC

An Energy Performance Certificate for the premises is available on request.

Legal Costs

Each party to bear their own legal costs.

Service Charge

A service charge is payable on this property. Details on application.

Services

We understand the property is connected to mains electricity, water and drainage. However, no services have been tested by the agents.

Rating

We are advised by the local authority that the property is assessed for rating purposes as follows:

Rateable Value:	£21,750
Notional UBR (2022/23)	0.499p
Notional Rates Payable	£10,853

Interested parties should verify these figures with the Local Authority.

VAT

All figures quoted with these terms are exclusive of VAT, where chargeable.

Anti-Money Laundering Regulations 2017

JRBT is obliged by law to carry out Customer Due Diligence for anyone entering into a contract on properties marketed on behalf of our clients.

Viewing

By appointment through joint agents:

JRBT Commercial Property – 01865 595143

Jonathan Thomas

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Jackson Criss – 020 7637 7100

Andrew Criss

andrewc@jacksoncriss.co.uk

SUBJECT TO CONTRACT

JANUARY 2023

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