

# EY4 Pioneer Square, Bicester



EY4 Pioneer Square Bicester OX26 6FA  
**Prime Shop Unit To Let**

**Contact:**  
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## Location

The property occupies a prime position within **Pioneer Square** opposite the entrance to the **Sainsbury's Argos Superstore** in close proximity to the 2 hour free multi storey car park (485 spaces). The property is situated adjacent to Evans Yard, which links Pioneer Square to pedestrianised Sheep Street.

Occupiers nearby include:  
**B&M Bargains, Nandos, Vue Cinema, Superdrug, Prezzo, Rustica Bistrot and Kabanos**

## Accommodation

Ground Floor Sales	54.72 m <sup>2</sup>	589 ft <sup>2</sup>
First Floor Ancillary	53.64 m <sup>2</sup>	583 ft <sup>2</sup>

## Rent

£30,000 per annum exclusive of VAT if applicable

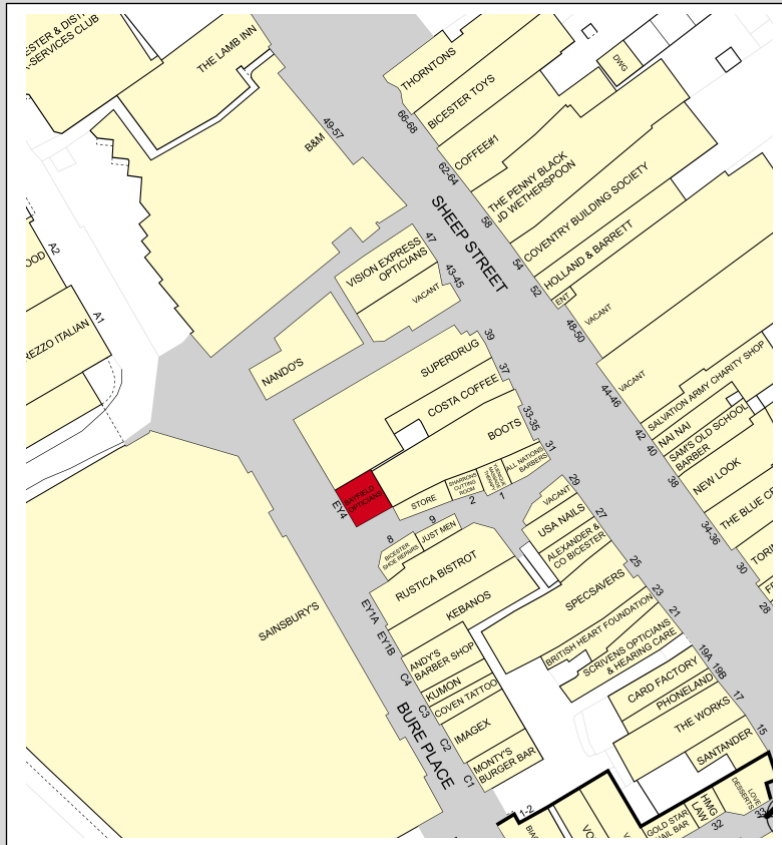
## Lease Terms

A new effective FRI lease upon terms to be agreed **subject to vacant possession**.

## Service Charge & EPC

Current Service Charge estimated at £1,500 pa. EPC D

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## Rating

Rateable Value	£18,250
UBR small business (2024/25)	.499p
Rates Payable (2024/25)	£ 9,107

Interested parties should make their own enquiries of Cherwell District Council

## Legal Costs

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.

## Viewing

Strictly by prior appointment through joint agents JRBT Commercial Property and Creative Retail:

Jonathan Thomas  
01865 595143

[Jonathan@jrbtcommercialproperty.co.uk](mailto:Jonathan@jrbtcommercialproperty.co.uk)

Scott Robertson  
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SUBJECT TO CONTRACT

JUNE 2024

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