

# Unit 15-16, Crown Walk, Bicester



Unit 15-16 Crown Walk Shopping Centre  
Bicester OX26 6HY

## Triple Fronted Shop Unit - To Let

Contact:  
**Jonathan Thomas**  
**01865 595143**

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

### 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 Morrisons Daily.**

### Accommodation

Ground Floor Sales	276.40 m <sup>2</sup>	2,975 ft <sup>2</sup>
First Floor Stock	164.40m <sup>2</sup>	1,770 ft <sup>2</sup>

### Rent

£40,000 per annum exclusive of VAT if applicable

### Lease Terms

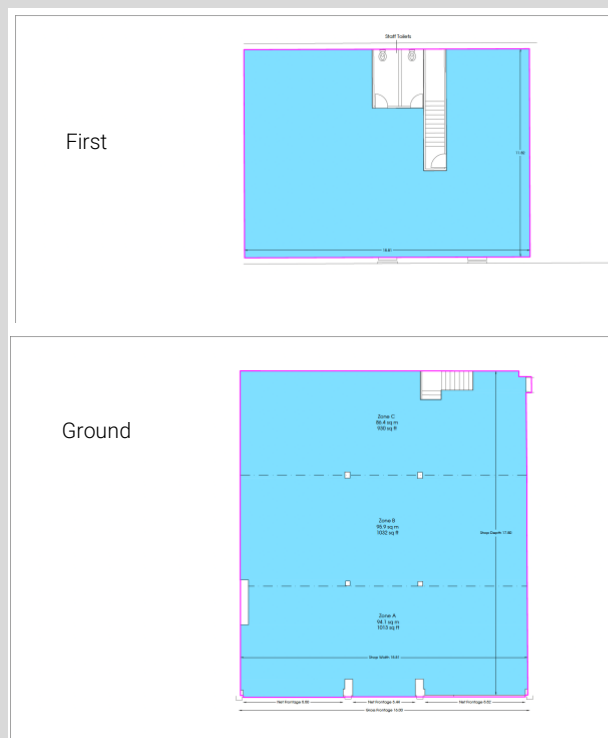
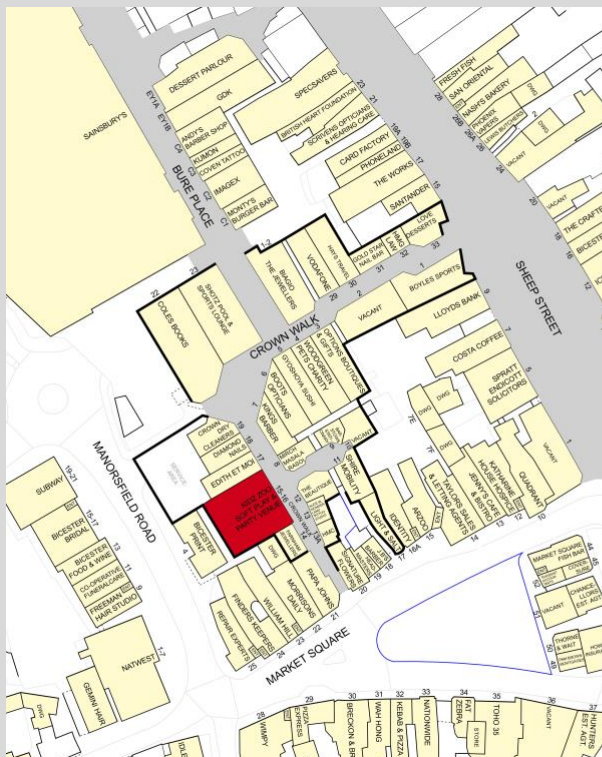
To be a new effective Full Repairing and Insuring lease upon terms to be agreed – subject to vacant possession.

### Rating

Rateable Value	£35,000
UBR (2024/25)	.546p
Notional Rates Payable (2024/25)	£19,110

Interest parties are advised to make their own enquiries with CDC

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## Service Charge & EPC

EPC – 2 (52) Service Charge available upon request

## 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.

Jonathan Thomas 01865 595143  
JRBT Commercial Property  
[Jonathan@jrbtcommercialproperty.co.uk](mailto:Jonathan@jrbtcommercialproperty.co.uk)

Scott Robertson 0121 400 0407  
Creative Retail  
[scott@creative-retail.co.uk](mailto:scott@creative-retail.co.uk)

SUBJECT TO CONTRACT

June 2024

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