

# NEW RETAIL UNIT TO LET



Unit A4 b Pioneer Square,  
Bicester OX26 6FA

Suitable for a variety of  
town centre uses (subject  
to planning permission)



**01295 817 606**  
wild-property.co.uk



## LOCATION

Bicester is one of the fastest growing towns in the UK. Development has been favoured by its proximity to junction 9 of the M40 motorway linking it to London, Birmingham and Banbury. It has good road links to Oxford as well as a railway stations on two axes; Bicester North and Bicester Village.

Bicester is making history as a town at the forefront of pioneering growth with millions of pounds due to be invested over the next 15 years. It is home to the UK's largest self-build scheme, the country's most sustainable housing development and the world famous Bicester Village shopping centre. It offers central transport links, sustainable living and the prestige of being a Garden Town.

The scale of the development proposed is set out in the Cherwell Local Plan adopted in July 2015. The population is 33,000 (2011) and the Plan contains a detailed section on the growth of Bicester, including a series of development sites around the town, for housing, employment and the accompanying infrastructure required to manage the scale of planned growth.

Over the next 15 years the town will receive significant investment as a result of the Garden Town status which will be used to help fund this growth to include 10,000 new homes by 2031.

## PIONEER SQUARE

This is a new town centre development completed in 2013 by Sainsbury's in conjunction with Cherwell District Council to provide a town centre food store, car park, cinema and ten additional shop and restaurant units. It was a finalist for best new shopping centre by the British Council of Shopping Centres. As well as the Sainsbury's food store the development includes a Vue cinema, Nandos, Wildwood, Prezzo and Anytime Fitness. In 2015 a second phase opened including a new town library and offices. In 2017 Westbury Court was completed which comprises a series of new smaller shop units and restaurant with apartments above.

The subject property is part of the new development completed in 2013 and sits between the Sainsbury's food store and the new library in close proximity to both and the public car park which is above.



### Wild Property Consultancy Ltd

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Commercial Property | Chartered Surveyors | Asset Management | Investment



## ACCOMMODATION

The property was originally constructed as a single unit but is now being offered as two smaller units, (A4 a&b) on ground and first floor. It has been completed to a shell finish with all mains services available.

A single unit comprises;

Gross Frontage	24 ft 7 ins 7.50 metres
Internal Width	24 ft 7.3 metres
Built Depth	82 ft 25 metres
Ground Floor	1,964 sq ft 182.50 sq m
First Floor	1,755 sq ft 163 sq m
Total (GIA)	3,719 sq ft 345.50 sq m

The landlord will separate the unit to provide the accommodation and an ingoing tenant will need to fit out to suit their specification in return for a rent free period.

## ENERGY PERFORMANCE CERTIFICATE

There is no EPC as the property is only to shell finish.

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## TERMS

A new lease is available for a term of years to be agreed at a rent of £30,000 p.a. exclusive. A service charge will be payable to the landlord for the repair, maintenance and management of the common areas of the development and payment for the building insurance.

## BUSINESS RATES

An assessment will be required.

## VIEWINGS

Viewings must be carried out by arrangement and we would encourage anyone interested in viewing the property to first discuss their requirement with us to ensure the property is likely to be suitable.

## FURTHER INFORMATION

Is available from Neil Wild  
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**e:** [neil@wild-property.co.uk](mailto:neil@wild-property.co.uk)  
**[www.wild-property.co.uk](http://www.wild-property.co.uk)**

or from our joint agent, Richard Bidwell of BWD.  
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