

PROMINENT RETAIL UNIT FOR LEASE



C2 Pioneer Square,
Bicester, OX26 6FA

Near town centre
Sainsburys and
car parking



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wild-property.co.uk



LOCATION

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

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.

PIONEER SQUARE

Pioneer Square extended the existing town centre retail provision in 2013 by the opening of Sainsbury's, with a large multi storey car park with free parking, cinema and ten additional shop and restaurant units.

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.

The subject property forms part of this new development which interlinks with the whole of the town centre.

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ACCOMMODATION

The property is ground and first floor and provides a fabulous retail space with opportunity for different uses for the first floor. There is a rear loading door with access and a service yard for delivery vehicles. The property was built in 2013 and provides modern retailing and business facilities.

Gross Frontage	9.0 m	29 ft 6 ins
Internal Width	8.56 m	28 ft
Built Depth	12.0 m	39 ft 5 ins
Ground Floor	83 sq m	893 sq ft
First Floor	101 sq m	1,088 sq ft
TOTAL	184 sq m	1,981 sq ft

RENT

The asking rent is £25,000 p.a. plus VAT.

BUSINESS RATES

The Rateable Value (RV) of the property is £31,250. This is not the annual rates payable. The amount payable is explained here <https://www.gov.uk/calculate-your-business-rates> and is expected to be 49.1% of the RV. For the years 2019/20 and 2020/21 there is a national scheme to support town centre property reducing the amount payable by 1/3 each year for certain categories of business including shops and restaurants.

SERVICE CHARGE

There will be an obligation within the lease to pay the landlord a service charge to cover the costs for the repair and maintenance of the common areas to Pioneer Square. Currently this cost is budgeted at £801 plus VAT per quarter.

LEASE

A new lease is available for a length to be agreed and which will be on full repairing terms, with the tenant to reimburse the landlord for its costs of insuring the premises.

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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IMPORTANT NOTICE

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