

# Unit C3

Pioneer Square, Bure Place, Bicester, OX26 6FA

 Chaston  
Conway



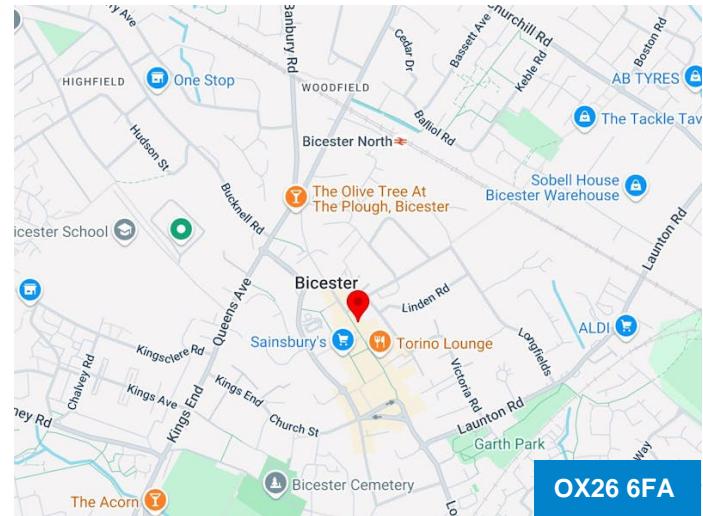
## TO LET

810 SQ FT  
(75.25 SQ M)

£26,950 PER ANNUM

Prominent Retail Unit  
located in the town centre.

- Modern Shop Unit
- Town Centre location opposite Sainsbury
- Rear access for loading



## Summary

Available Size	810 sq ft
Rent	£26,950 per annum
Rateable Value	£16,750 (Rateable value of £19,250 from 1st April)
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

The property comprises a modern ground floor lockup retail unit. Internally the property provides open retail space. Amenities include: \*Suspended ceiling with fluorescent lighting \* Kitchenette \*WC The shop has rear access for loading and benefits from a communal rear yard.

## Location

The property is located in Bicester town centre in a prominent position on a pedestrianised street directly opposite Sainsburys Superstore, other nearby occupiers include Costa Coffee and Boots Opticians. The bus hub and multi-storey car park are close by. Bicester is a rapidly expanding Oxfordshire town located close to J9 of the M40 motorway

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	810	75.25	Available
<b>Total</b>	<b>810</b>	<b>75.25</b>	

## Viewing

Strictly by appointment with Chaston Conway.

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