

**PRIME MODERN GROUND FLOOR SHOP**

## 14 Market Place

Abingdon, OX14 3HA

### Prime Ground Floor Shop With Outside Seating Area

### On Town Square

### To Let

**1,885 sq ft**

(175.12 sq m)

- Excellent Natural Light
- Excellent Decorative Condition
- Prominent Window Frontage
- On The Market Place
- Male/Female WCs
- Many Local Retailers
- Spotlight Lighting
- Security Alarm System
- Tiled Flooring
- Outside Seating Area In The Front Pavement Area
- Affluent Residential Area

Summary

Available Size	1,885 sq ft
Rent	£45,000 per annum
Rates Payable	£24,785 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (50)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Main Seating & Coffee Bar	1,345	124.95	Available
Ground - Rear Storage	540	50.17	Available
Total	1,885	175.12	

Description

Comprises a modern ground floor shop together with rear storage area & toilet. The premises benefit from a highly prominent window frontage together with a suspended ceiling, tiled flooring and outside seating area on the front pavement. The premises are currently trading as Starbucks. The premises would ideally suit other retail/office use.

Location

The property is located in this well known market town in a prime position on the South East side of Market Place, close to its junction with High Street Abingdon and Bridge Street. The square is served by weekly Farmers Market and Craft Fairs and adjacent to many well known multiple and local retailers such as Costa Coffee, NatWest, New Look, Greggs & Superdrug as well as many local restaurant's and bars. Numerous bus routes also serve the local area.

Rent

£45,000 pax

Lease

A new proportional Full Repairing and Insuring Lease to be granted for a term of Years to be agreed, subject to periodic upward only rent reviews. The lease is to be granted outside the Security of the Landlord and Tenant Act 1954.

Legal Cost

Each party to bear their own legal costs.

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

Viewings

Strictly by appointment through owner’s SOLE agents.



Viewing & Further Information



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