

Unit C3

Pioneer Square, Bure Place, Bicester, OX26 6FA



**CONWAYS
COMMERCIAL**
PROPERTY CONSULTANTS



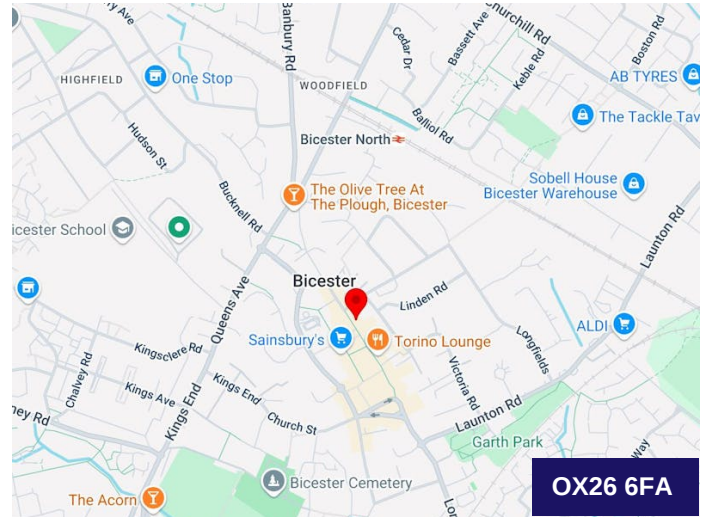
TO LET

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
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 Sainsbury's 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
Total	810	75.25	

Viewing

Strictly by appointment with Conways Commercial.



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