

**TWO  
ADJOINING PRIME RETAIL UNITS  
IN NEW DEVELOPMENT**

**TO LET**



**UNITS C1 & C2  
PIONEER SQUARE  
BICESTER  
OX26 6HY**

**1606/3746 sq ft Approx**

## LOCATION

Strategically located off Junction 9 of the M40, Bicester is a rapidly expanding Oxfordshire town with a current population of approximately 30,000 expected to rise sharply following the completion of residential developments to the south of the town and is home to Bicester Village Shopping Centre.

The subject premises are located at the heart of the new town centre redevelopment scheme, Pioneer Square; a £70m development comprising a range of prime retail units, a seven screen cinema and a new Sainsbury's superstore. Units C1 & C2 are situated on the main pedestrian thoroughfare through the scheme, being Bure Place and is immediately opposite Sainsburys. Neighbouring occupiers include Nandos, Superdrug, Prezzo and Peacocks.

## DESCRIPTION

Offered in shell condition, each unit is arranged over two floors and provides the following approximate gross internal floor areas:

### Unit C1

Ground Floor	726 sq ft
First Floor	880 sq ft
Total	1606 sq ft

### Unit C2

Ground Floor	945 sq ft
First Floor	1195 sq ft
Total	2140 sq ft

## TENURE

Each unit is available, singly or in combination, on the basis of a new full repairing and insuring lease for a term to be agreed at the following rents:

Unit C1- £35,000 per annum exclusive  
Unit C2- £46,000 per annum exclusive

## SERVICE CHARGE

A service charge will be payable representing a fair proportion of the costs incurred in the management, maintenance and repair of the common parts and services within the development.

## LEGAL COSTS

The landlord's reasonable legal costs arising from this transaction are to be borne by the incoming tenant.

## VIEWING

By appointment the joint sole agent Benedicts contactable on 01865 883364 or Savills.

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## SUBJECT TO CONTRACT

## NOT TO SCALE

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