



**PRIME SHOP TO LET**

18 Abbey Shopping Centre  
ABINGDON OX14 3QY

## LOCATION

Abingdon is an affluent market town, situated approximately 6 miles due south of Oxford. The town has a catchment population of 330,000 over a 10 mile radius

The Abbey shopping centre has been transformed into a state-of-the-art retail centre. The development involved the removal of canopies, the creation of a new high-quality public realm and new frontages to existing buildings to bring the market town character of Abingdon to be Abbey Shopping Centre, addressing the lack of good quality retail space.

The shopping centre benefits from on-site parking for approximately 500 cars.

The premises are situated adjacent to Lloyds chemist and Thompson travel with other nearby retailers including Boots, Clarks, Superdrug, Parsons and Costa Coffee

## DESCRIPTION

The premises comprise a ground floor shop unit with first floor ancillary accommodation

## ACCOMMODATION

The unit comprises the following approximate accommodation:

Ground floor area	98.21m <sup>2</sup>	1,057 ft <sup>2</sup>
First floor ancillary	47.75 m <sup>2</sup>	514 ft <sup>2</sup>

## TENURE

The premises are available by way of a new full repairing and insuring lease for a term to be agreed with five yearly upward only rent reviews

## RENTAL

Upon application

## RATES

Rateable Value: £26,000  
UBR 2014/15 : 48.20 p  
Rates Payable: £12,532.00

Interested parties are strongly advised to verify these figures with the Local Authority

## SERVICE CHARGE

Details upon application

## VAT

All figures stated are exclusive of VAT if applicable.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction

## VIEWING

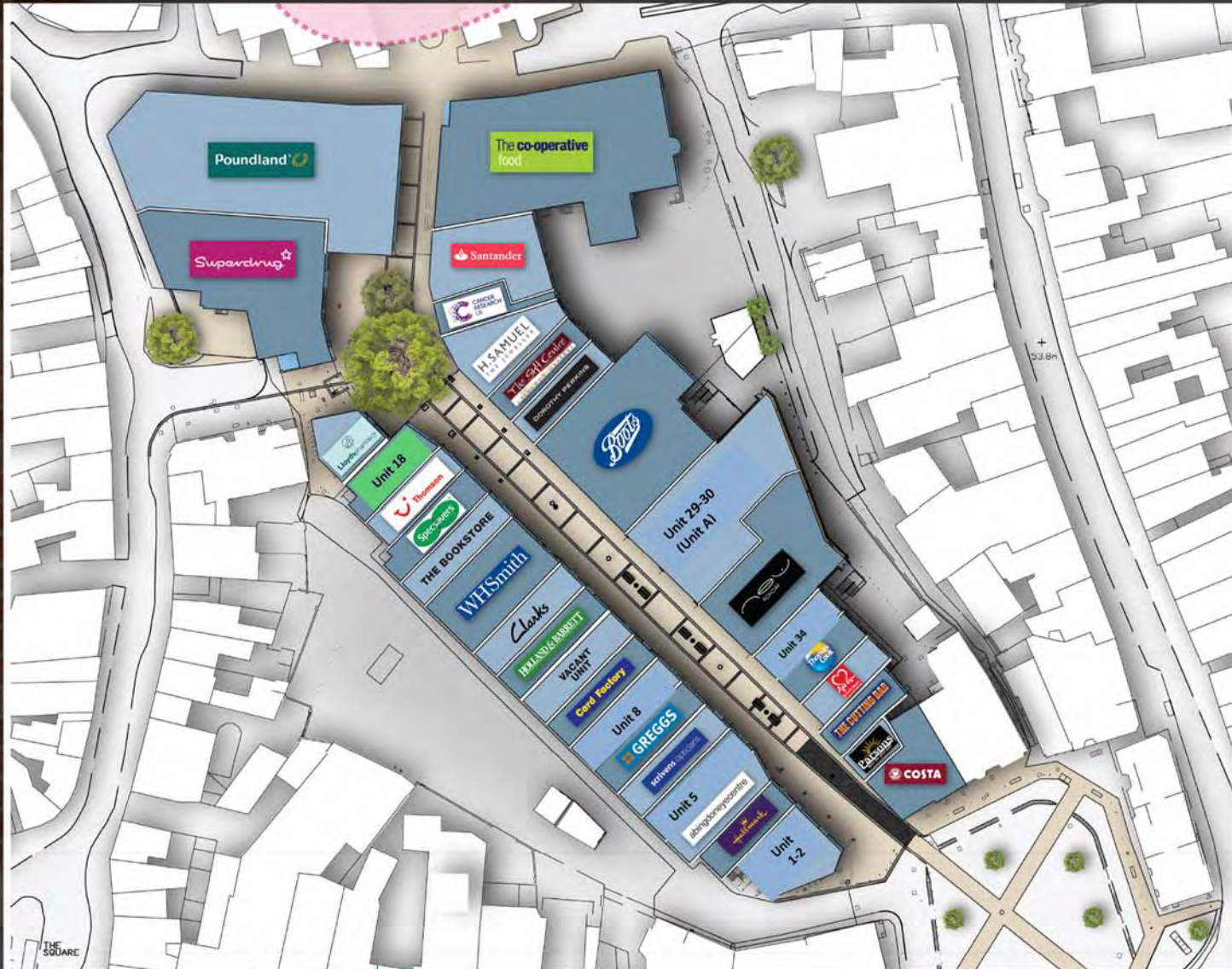
For further information or to arrange an inspection please contact:

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