

ABINGDON 21A Bury Street Shopping Centre

RETAIL SHOP TO LET



LOCATION

Abingdon is an affluent market town, situated approximately 6 miles due south of Oxford. The A34 provides excellent dual carriageway communications to the M6 and M5 motorways. 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, high quality public realm and creation of new frontages to existing buildings to bring the market town character of Abingdon to the Abbey Shopping Centre, addressing the lack of good quality retail space. The shopping centre benefits from onsite parking for approximately 500 cars.

The premises are situated adjacent to **Boots** and **New Look**, with other nearby retailers including **Costa Coffee**, **Superdrug**, **Poundland**, **Co-Op**, **H Samuel** also a significant upside for **Superdrug** and most recent **Pandora** and **Wildwood**.

ACCOMMODATION

The property is arranged over ground and first floors providing the following net internal floor areas:

Floor	sq ft	sq m
Ground Floor	3,445	320.05
Ground Floor Loading	165	15.33
First Floor	1,393	129.41
Second Floor	571	53.05

TERM

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

RENT

Upon application.

RATES

We are advised by the Local Rating Authority, that the rates are assessed as follows (interested parties are asked to verify these figures with Abingdon on Thames Town Council on 01235 522 642):-

Rateable Value	UBR (2016/2017)	Rates Payable
TBC	0.497	TBC

SERVICE CHARGE

Details upon application.

EPC

Available on request.

LEGAL

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

SUBJECT TO CONTRACT

VIEWING

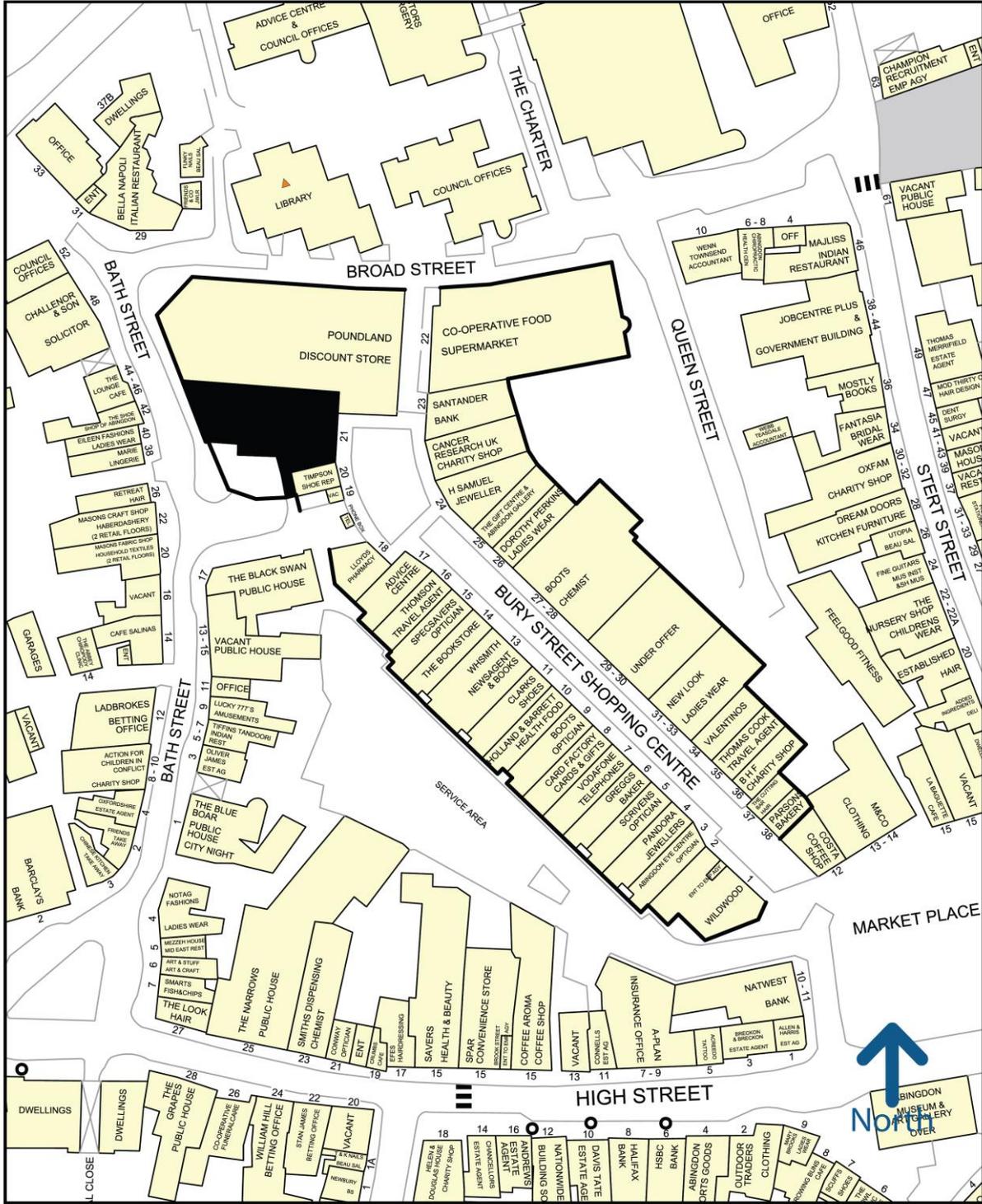
For further information or to arrange a viewing, please contact sole joint agents **Jackson Criss** on:

Andy Criss
020 7637 7100
andrewc@jacksoncriss.co.uk

Alternatively, please contact Downing Bentley on:
01242 222 369



Abingdon



Experian Goad Plan Created: 16/05/2016
Created By: Jackson Criss

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