



PRIME SHOP TO LET

34 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 Thomas Cook and New Look with other nearby retailers including Boots, Clarks, Parsons and Costa Coffee

DESCRIPTION

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

ACCOMODATION

The unit comprises the following approximate accommodation:

Ground floor sales area	74.52m ²	802 ft ²
First floor ancillary	29.64 m ²	319 ft ²

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: £26,750
UBR 2014/2015: 48.20 p
Rates Payable: £12,893.50

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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Or our joint agents Will Biggart or Andy Criss at Jackson Criss
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EPC AWAITED

DISCLAIMER

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