

UNIT 2A BURES PLACE PIONEER SQUARE BICESTER OX26 6HY

FORMER RESTAURANT - TO LET  
SUITABLE FOR VARIETY OF USES

JACKSON  
CRISS



## LOCATION

The premises are close to Sainsbury's (66,000 sq ft) and Vue cinema (7 screen / 850 seats) in a busy location between Prezzo and Sports Direct with Anytime Fitness, Travelodge (53 rooms) and Bicester's library nearby.

Pioneer Square houses a 485-space car park offering 2 hours free.

Nearby occupiers include B&M, Nando's and Superdrug.

Pioneer Square links to Sheep Street (Boots, Specsavers, JD Wetherspoons, Costa, Vision Express) and Crown Walk / Market Square.

Bicester is well served by the M40, A34, A43 and rail links to London / Birmingham from Bicester North and Bicester Town stations.

Bicester is one of the fastest growing towns in Oxfordshire and has expanded rapidly with the population set to grow from 30,000 to 50,000 by 2031.

The logo for Sainsbury's, featuring the brand name in a large, orange, cursive-style font.The logo for Vue Cinemas, with 'vue' in a stylized orange font and 'CINEMAS' in a smaller, black, sans-serif font below it.The logo for Specsavers, consisting of the word 'Specsavers' in white, sans-serif font, centered within a green oval shape.The logo for Nando's, featuring a stylized red and black rooster head icon to the left of the word 'Nando's' in a red, cursive font.The logo for Sports Direct.com, with 'SPORTS' in blue and 'DIRECT.COM' in red, both in bold, sans-serif fonts.The logo for Prezzo, featuring the word 'PREZZO' in white, bold, sans-serif font, enclosed within a black rectangular border.The logo for B&M, featuring the letters 'b&m' in white, lowercase, sans-serif font, set against a circular background of radiating blue and orange lines.The logo for JD Wetherspoon, featuring the name 'J.D. WETHERSPOON' in black, uppercase, sans-serif font, centered within a decorative, ornate frame.The logo for Anytime Fitness, featuring a stylized purple and blue figure icon to the left of the words 'ANYTIME FITNESS' in black, bold, sans-serif font.The logo for Boots, featuring the word 'Boots' in a white, cursive script font, set against a blue circular background.

## ACCOMMODATION

Arranged at ground floor with a GIA of 2,712 sq ft / 251.95 sq m. The unit is lofty and thus a mezzanine could be installed.

## LEASE TERMS

Available by way of a 15-year lease, subject to five yearly rent reviews.

## RENTAL

A rental of £50,000 pa + VAT is sought (STC).

## RATING

The Rateable Value from 1<sup>st</sup> April 2026 is £58,000 with a rate in £ of 48p.

## SERVICE CHARGE & INSURANCE

Service charge is currently c £5,000 pa + VAT.  
Insurance premium is currently c £600 pa.

## EPC

The EPC rating is B36 - copy is available upon request.





## VIEWING

For further information/floor plans, contact:

**Andrew Criss**  
07831 213 396  
andrewc@jacksoncriss.co.uk

**David Scott**  
07798 823 376  
davids@jacksoncriss.co.uk

**JACKSON  
CRISS**

# JACKSON CRISS



IMPORTANT NOTICE: Jackson Criss and their clients give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.