

UNIT 2A BURES PLACE PIONEER SQUARE BICESTER 0X26 6HY

FORMER WILDWOOD 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, serif 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, bold, sans-serif font, centered within a green oval.The logo for Nando's, featuring a stylized black and red rooster head on the left and the word 'Nando's' in a red, cursive font on the right.The logo for Sports Direct, 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 in a black rectangular border.The logo for B&M, with the letters 'b&m' in white, lowercase, bold font, set against a circular background of radiating blue and orange lines.The logo for JD Wetherspoon, featuring the name 'J.D. WETHERSPOON' in a yellow banner, surrounded by ornate, black, scrollwork designs.The logo for Anytime Fitness, with a stylized purple figure icon on the left and the words 'ANYTIME FITNESS' in black, bold, sans-serif font on the right.The logo for Boots, featuring the word 'Boots' in a white, cursive font, centered within a blue circle.

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 upward only rent reviews.

RENTAL

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

RATING

The Rateable Value is £52,000 with a rate in £ from 1st April of 55.5p.

Retail, Hospitality and Leisure occupiers will qualify for relief at 40% from 1st April 2025 to 31st March 2026.

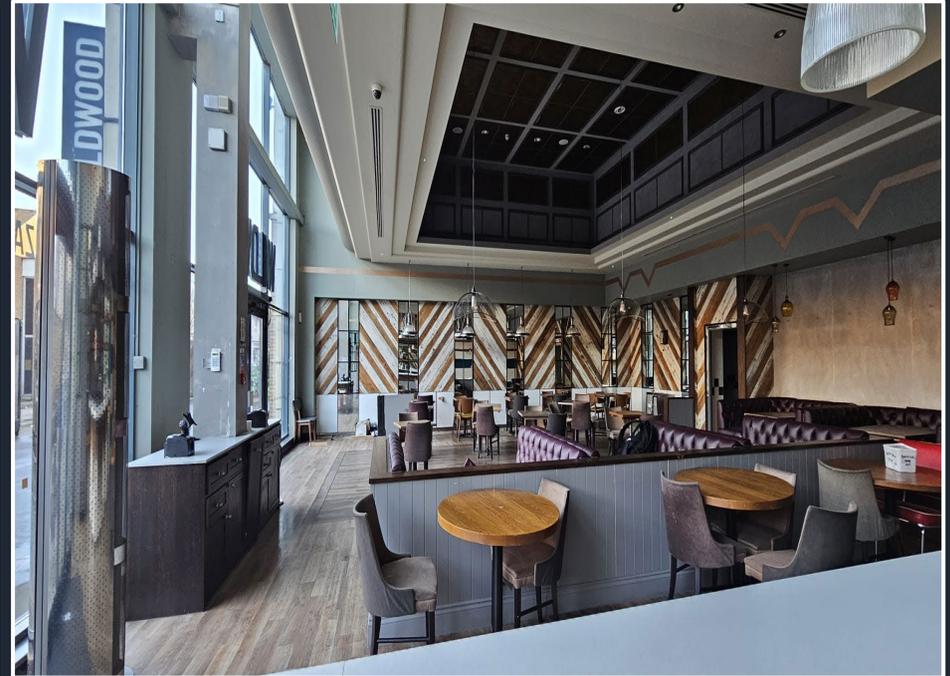
SERVICE CHARGE & INSURANCE

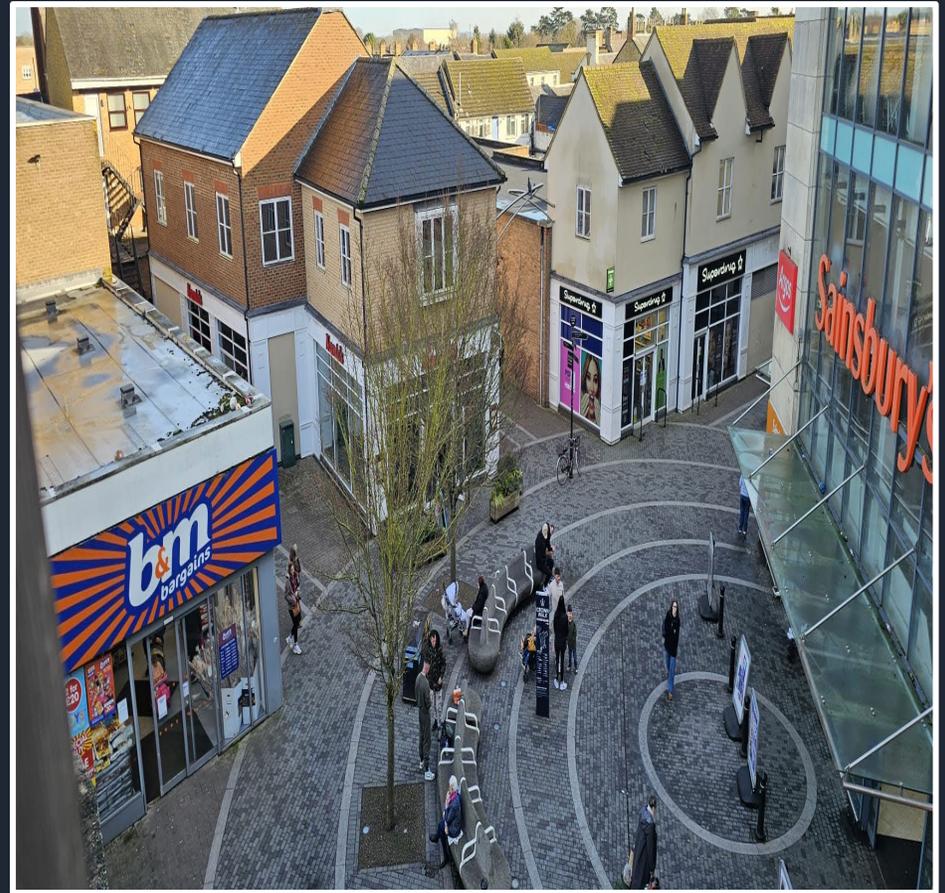
Service charge is currently c £5,000 pa + VAT.

Details of insurance available on request.

EPC

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





VIEWING

For further information/floor plans, contact:

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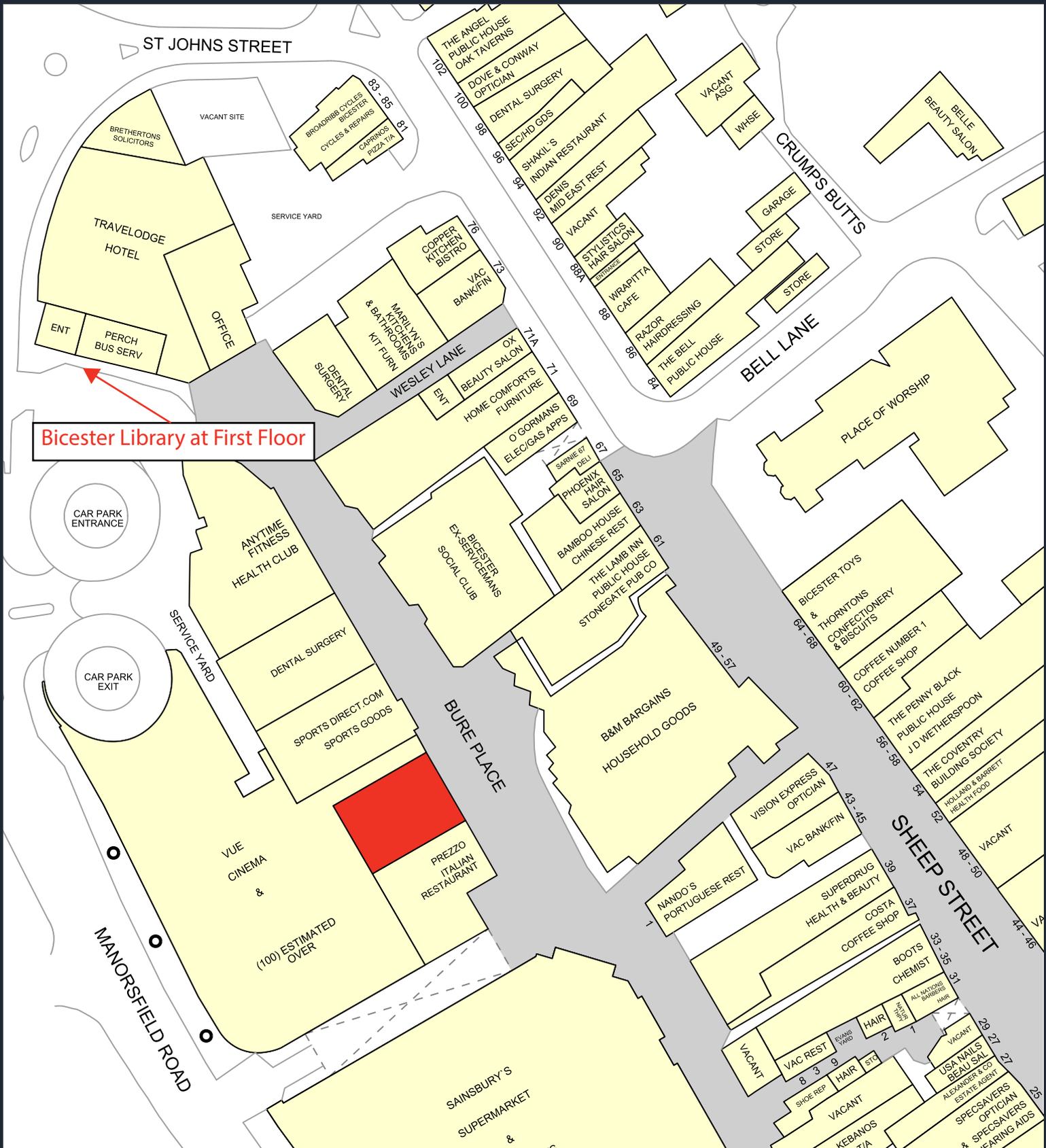
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