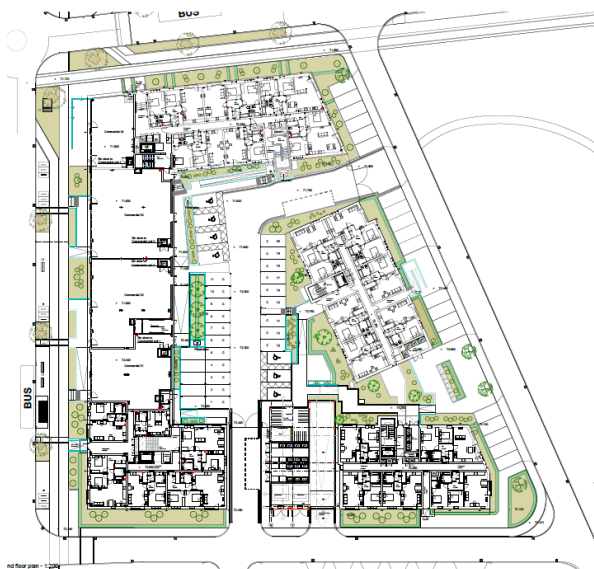


Trinity Retail @ Graven Hill

Bicester, Oxfordshire, OX26 6JP



FOR SALE / TO LET
1,279 sq ft
Final unit remaining

WHITE COMMERCIAL SURVEYORS LTD

Charter Court, 49 Castle Street
Banbury, Oxfordshire, OX16 5NU

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Unit	Sq Ft	Sq M	Rent Per Annum Exclusive	Long Leasehold Price	EPC
4	1,279	118.8	£15,500	£200,000	TBC

LOCATION

Bicester is situated close Oxford and next to the A34/A41, within easy reach of the M40 London to Birmingham motorway via Junction 9 (2 miles) and Junction 10 (4 Miles).

The town is also served by rail services to Oxford, London Marylebone and Birmingham Snow Hill stations.

GRAVEN HILL

Graven Hill www.gravenhill.co.uk is the UK's largest self and custom build residential development, and will create up to 1,900 new homes by its completion in 2032. Set across a beautiful 188-hectare site near Bicester in Oxfordshire, it offers residential purchasers the rare opportunity to purchase a fully serviced plot on which to design and build their own home.

Alternatively, homebuyers can choose to customise a ready-built new home from a menu of internal layouts and finishes.

Graven Hill Village is to also provide significant amenities including a pre-school nursery, a primary school (2.5 classes per year – opening September 2023), recreational areas, sports pavilion, a pub/restaurant facility, a community centre, allotments, a number of offices and retail units with separate employment space.

TERMS

Unit 4 is available on an effective fully repairing and insuring lease, on terms to be agreed, subject to contract.

The unit is also available on a virtual freehold basis (150 years).

VAT will be payable in addition to rents and capital values.

COMMERCIAL UNITS - GENERAL DESCRIPTION

Each commercial unit follows a common build system, with 350 mm deep reinforced concrete and timber frames. Front, street facing infill construction is to be installed by the ingoing tenant/purchasers, in accordance with the specification provided. Rear, courtyard facing external walls with access doors have been constructed by the developer.

Shopfront fasciae will be provided by the developer, with details available upon request. Signage to be installed by the tenants. Suspended ceilings, lighting, heating and ventilation are to be installed by the ingoing tenant in accordance with the M&E design requirements. Each unit will be fitted with external lighting, cold water supply, plumbing/drainage and metered electrical connections.

All servicing of the units is from the road frontage. Waste is to be stored within the units until the designated collection day.

The landscaping is to be maintained by the management company. Full specifications and tenant packs are available upon request.

Hot food takeaways, restaurants and convenience store uses **will not** be allowed in this development.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Contact Chris White or Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk

harvey@whitecommercial.co.uk

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract.

If you wish to stop receiving information from White Commercial Surveyors please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. April 2021.



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