

Lot 2

£15,000 Per Annum
Exclusive

9b Market Place, Abingdon, Oxfordshire OX14 3HG

Prominent Retail Investment in Historic Market Town



Key Details

- Let to tenant trading as Efes Barbers
- Lease expires July 2030 (no breaks)
- Prominent location on pedestrianised Market Place opposite Abingdon County Hall Museum
- Affluent and attractive historic Market Town
- Short walk from Bury Street Shopping Centre, with other nearby occupiers including FatFace, Savers, JD Wetherspoon & Costa Coffee

Location

Miles: 6 miles south of Oxford
Roads: A34, A40, M40
Rail: Didcot Parkway

Situation

Abingdon is an attractive town situated on the River Thames, approximately 6 miles south of Oxford. The town has good communications with easy access to the A34, which leads to the M4 to the south and the Oxford ring road and the M40 to the north. The property is situated in a prominent and central position on the south side of the pedestrianised Market Place, close to its junction with High Street. The property is a short walk from Bury Street Shopping Centre, and benefits from nearby parking and bus routes. Other nearby occupiers including FatFace, Savers, JD Wetherspoon & Costa Coffee.

Description

The property, which forms part of an attractive Grade II Listed building, comprises a ground floor shop with basement ancillary accommodation.

Tenure

Long Leasehold. 999 years from January 2006 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Available from the legal pack at www.acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	31.00 sq m (338 sq ft)	B. AKSAHIN with a guarantee from A. TERBAS (t/a Efes Barbers)	15 years from 07/07/2015 until 06/07/2030	£15,000	07/07/2025
Basement	Ancillary	24.00 sq m (254 sq ft)				
Total		55.00 sq m (592 sq ft)			£15,000	



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