

**PROMINENT ROADSIDE OPPORTUNITY – TO LET****SUBJECT TO VACANT POSSESSION**

**WESTON SOUTH, A34 SOUTHBOUND, WESTON ON THE GREEN, BICESTER OX25 3QQ**

**LOCATION**

Situated on the southbound carriageway of the A34 between Bicester and Oxford, approximately four miles south of Bicester.

[Click here for Google street view](#)

**DESCRIPTION**

Detached, single storey purpose built roadside restaurant of brick construction and a pitch tiled roof. We are advised that the gross internal area (GIA) of the property, measured in accordance with the RICS Code of Measuring Practice is 2,518 sq ft (233.9 sq m) and there are 38 car parking spaces.

The unit can be redeveloped together with a drive-thru lane and an example of a revised layout is overleaf, subject to planning.

**TERMS**

The property is available on a new effective full repairing and insuring lease for a minimum term of 10 years subject to an open market rent review at the end of every fifth year.

**RENT**

Rental offers for the existing building are invited commencing at £45,000 per annum exclusive.

**EPC**

An EPC for the property has been commissioned and is available on request.

**COMMERCIAL LEASE CODE OF PRACTICE**

The landlord has regard to the Recommendations of the Voluntary Code of Practice the Commercial Leases in England and Wales. If you are professionally represented you should ask your advisor for a copy alternatively the document can be found at [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk) or obtained from the Royal Institution of Chartered Surveyors – Tel:0207 3433806.

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

**RATES**

We are informed by the Valuation Office that the property is currently assessed as follows:

Rateable Value - £46,250

Prospective occupiers should verify the above information for themselves.

**TIMING**

The unit is currently occupied but access can be granted upon completion of the relevant legal formalities.

**VAT**

All prices and figures quoted exclude VAT where applicable.

**VIEWING**

All viewings through joint sole agents:

Ashwell Rogers

David England

020 7758 3284

[david@ashwellrogers.com](mailto:david@ashwellrogers.com)

Hannah Wood

020 7758 3282

[hannahwood@ashwellrogers.com](mailto:hannahwood@ashwellrogers.com)

Subject to Contract revised March 2015

