

21 Crown Road
Kings Norton Business Centre
Kings Norton
Birmingham B30 3HY

On the instructions of
Central England
Co-operative Ltd

CONFIDENTIAL

**BEALES
UNIT C
FAIRACRES RETAIL PARK
ABINGDON OX14 1TP**



LOCATION

Fairacres Retail Park, located in Abingdon, is situated immediately off the A34, 5 miles south of Oxford, which forms part of an exciting vibrant Out of Town Retail Park, extending to 210,000 sq.ft. (19,509m²).

Abingdon sits in the Vale of White Horse as the district's largest settlement with a population of 48,500 persons.

On the Fairacres Retail Park there retailers such as **Argos, Homebase, Pets at Home, B&M, Carpetright, Dreams** etc currently trade with **B&Q, Furniture Village** close by, and **Tesco Extra** on the opposite side of Marcham Road.

NB: The owners of the Fairacres Retail Park have obtained a planning consent for a second phase.

ACCOMMODATION

Ground floor	14,419 sq.ft. (1,339.5m ²)
Mezzanine	9,587 sq.ft. (890.6m ²)

TERM

The premises are held on lease to Anglian Co-operative (now Central England Co-operative) expiring March quarter day 2022, at a rental of £403,530 per annum, the next rent review being March quarter day 2017.

PROPOSAL

Offers invited.

PLANNING

Open A1

RATING

Rateable Value	£206,000
Rate in the £ 2016/2017	49.7p

This information is for guidance purposes only. Interested parties are advised to make their own rating enquiries.

TIMING

Immediate

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment as this disposal is

CONFIDENTIAL – Staff are unaware

Robin Johnson 0121 459 8925/ 07831 093093
rj@robin-johnson.co.uk

David Reece 0121 459 4200 / 07747 100705
david@rothsayproperties.com

All transactions stated are exclusive of VAT

SUBJECT TO CONTRACT

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