

WESTBURY COURT

BICESTER

Westbury Court
a view from pioneer square



Westbury Court
a view from wesley lane



A New Development of Restaurant and Retail Units in
a Prime Position at the Heart of the Town Centre

TO LET/FOR SALE

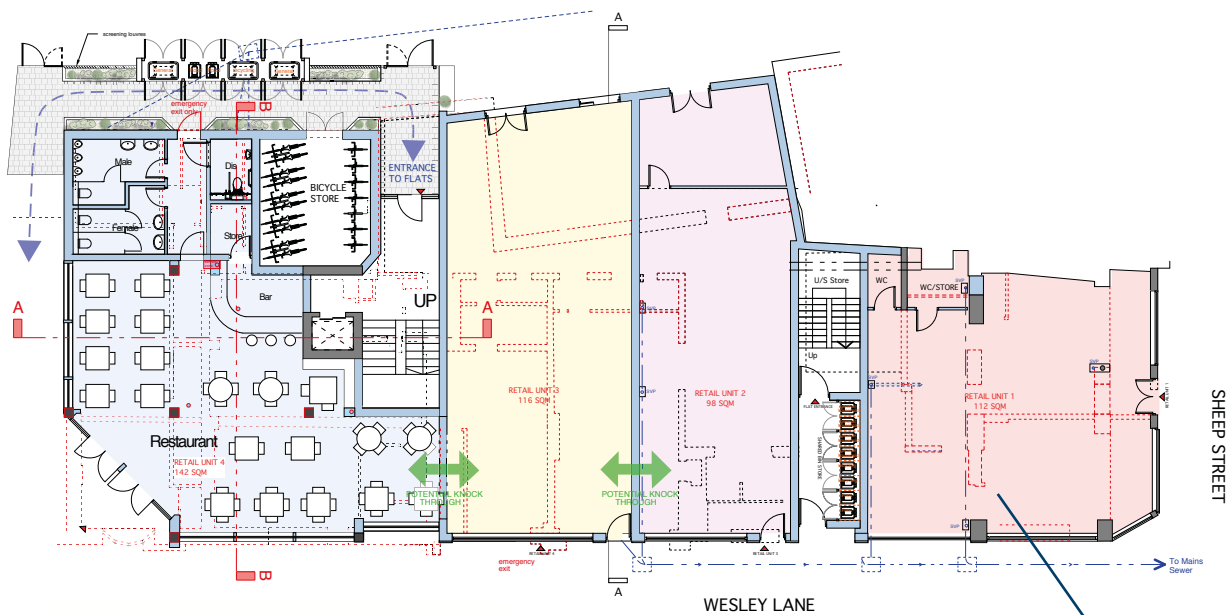
Units from 98 sq.m. (1,055 sq.ft.) to 356 sq.m. (3,833 sq ft)

Location

Strategically located off Junction 9 of the M40, Bicester is a rapidly expanding Oxfordshire town that is scheduled for substantial commercial and residential growth over the coming years. Accommodating a current population of approximately 30,000, set to rise sharply following the completion of residential developments to the south of the town and home to the Bicester Village Shopping Centre, Bicester has become an important conurbation in its own right. Within Bicester itself, Westbury Court occupies a prime location running between Pioneer Square and Sheep Street and will stand adjacent to the new central library, Travelodge Hotel and the recently constructed Pioneer Square retail development. Neighbouring occupiers include Anytime Fitness, Prezzo, Deans Diner, Sports Direct, Costa Coffee, Nandos, Peacocks, the seven screen Vue Cinema and Sainsbury's Superstore.

Description/Planning

The available units will form the ground floor space within a mixed use development comprising 4 retail/restaurant units, with apartments above. The development has been designed in a striking contemporary style and will command a landmark presence within the Pioneer Square development.



LET
to Coral Racing

Available singly or in combination, the available units will offer the following approximate gross internal floor space:

1 Westbury Court	Let to Coral Racing	
2 Westbury Court	Retail	98 sq m (1,055 sq. ft.)
3 Westbury Court	Retail	116 sq m (1,249 sq.ft.)
4 Westbury Court	Restaurant	142 sq m (1,529 sq.ft.)

Nos. 2, 3 & 4 Westbury Court can be combined so as to provide a single unit of up to 356 sq.m. (3,833 sq.ft.)

WESTBURY COURT



Westbury Court an aerial view

Specification

Each unit will be provided with mains electricity, water and drainage connections and will be offered in a shell specification, allowing occupiers full scope to undertake their own fit-out.



West Elevation

Front South Elevation



Westbury Court Bicester, Oxon OX26 6JU



Tenure

Each unit is available on the basis of a new effective full repairing and insuring lease, with a service charge payable in respect of the management, maintenance and repair of the external, structural and common parts. Rents on application to the agents.

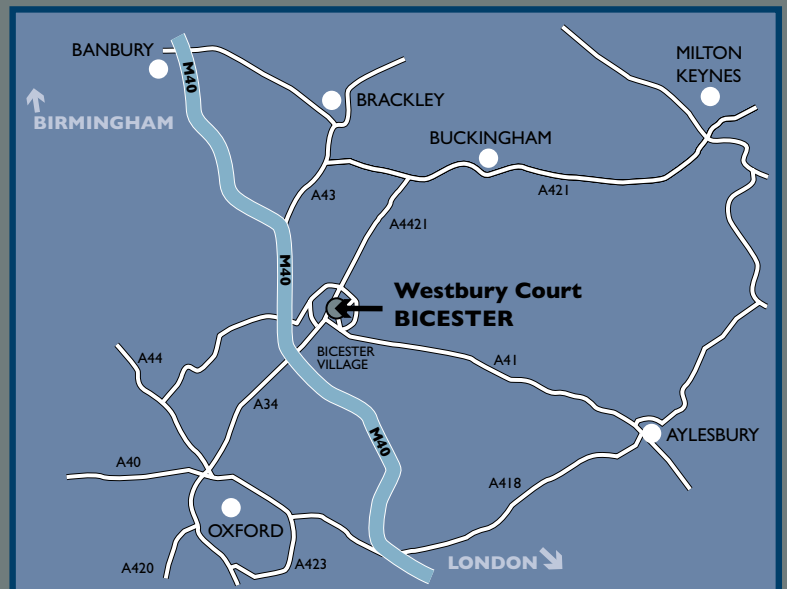
Consideration will also be given to the sale of units individually or in combination. Prices on application to the agents.

Viewings

Strictly by appointment with the Agents



25 Corn Street, Witney,
Oxon OX28 6DB
email: post@benedicts.co.uk



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