

TO LET

Carter Jonas



**5-7 BRIDGE STREET
ABINGDON
OXFORDSHIRE
OX14 3HN**

**Prime Ground Floor Retail premises
available on the popular Bridge Street,
Abingdon**

- 5,005 sq.ft / 464.98 sq.m
- Prime location
- Self contained unit
- Rear Loading

LOCATION

Bridge Street is one of the main retail streets in Abingdon town centre, right in the middle of the town’s shopping area. It’s a well-established spot and connects easily to the wider road network, with the A34 close by providing routes to Oxford to the north and the M4 further south.

The town is well served by public transport, with regular bus services running through the centre linking Abingdon to Oxford, Didcot and nearby areas.

Abingdon itself is a popular and historic market town with a good mix of shops, cafés and everyday amenities. It attracts both local residents and visitors, with steady footfall supported by its strong catchment and close proximity to Oxford.

DESCRIPTION

5-7 Bridge Street provides a ground floor, double fronted shop in the Abingdon Town Centre. The shop benefits from a glazed frontage which allows street side visibility into the unit. The unit is fairly regular in shape with an open plan layout. The unit benefits from rear storage area and additional staff WC and kitchen facilities.

The shop also benefits from an external rear loading area accessed through a side street.

ACCOMMODATION

The property provides the following approximate gross internal floor area:

	Sq Ft	Sq M
Retail	3,831	355.87
Staff / Storage	1,175	109.13
TOTAL	5,005	465

TERMS

The retail unit is available by way of a new effective full repairing and insuring lease on terms to be agreed.

RENT

£90,000 per annum exclusive.

BUSINESS RATES

The property has the following current assessment:

Description: Shop and Premises
Rateable Value: £34,750

Interested parties should make their own enquiries direct with the Local Authority.

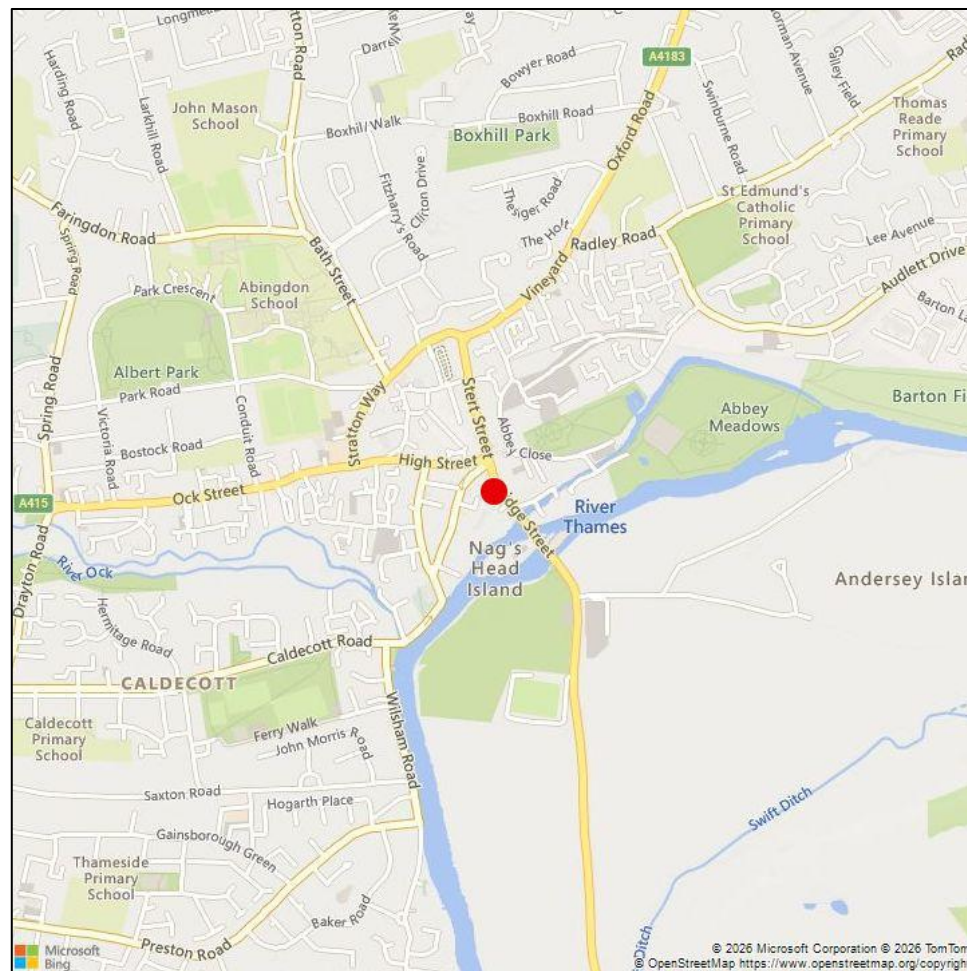
EPC

EPC Rating – TBC

VAT

VAT is applicable to the rent.

13.05.26



Viewing by appointment through the sole agent

Elliot Lusby-Park

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IMPORTANT INFORMATION

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