

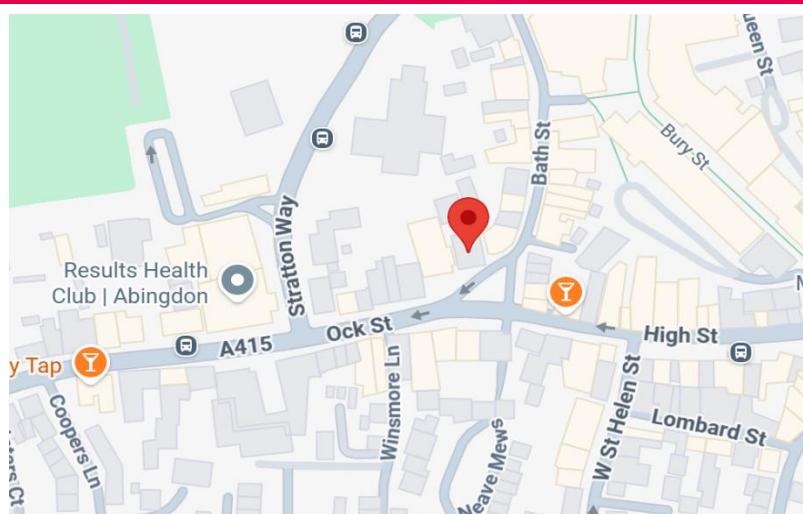


2 The Square, Abingdon, Oxford OX14 5AR

Summary

- New Lease Available
- Ground Floor Only
- Car Parking Available
- Grade I Listed
- 2,969 sq ft

Rental Offers Invited



Viewing is strictly by prior appointment with sole agents
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Location

The property is in Abingdon a market town 8 miles south of Oxford. The property is located on The Square at its junction with Bath Street and High Street. The property has the benefit of good transport links with the A34 and A415 in close proximity. Radley Station is located 3 miles away and Oxford Station is located 7 miles away. The surround occupiers include ASK Italian, Waitrose, Pizza Express and a number of licenced operators.

For a better understanding of the location please review:

[Google Street View](#)

Description

The property is a three storey building of brick construction under a pitched tiled roof. The property will be handed over in shell condition. Externally the property benefits from a 6-8 car parking spaces to the rear.

Floor Areas:

We understand the gross approximate areas to be as follows:

Ground	2,969 sq ft	276 sq m
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Tenure

The property is available by way of an FRI 15-20 year lease, subject to five yearly rent reviews, contracted inside the security of tenure provisions of the 1954 Landlord & Tenant Act Part II (as amended).

Rent

Offers invited.

Rateable Value

The property is listed in the VOA business rates list as having a draft rateable value for 2026 of £43,250.

Planning

The property is Grade I Listed and situated in a Conservation Area.

Use

The property has the benefit of E Class Use within the Town and Country Planning (Use Classes) Order 1987.

Licensing

If required the tenant will need a new Premises Licence.

EPC

An EPC can be provided upon request.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through sole agents Davis Coffery Lyons.