

# CAFÉ BUSINESS FOR SALE



8, Crown Walk,  
Bicester, OX26 6HY

Lease Available

Grade 5 (Very Good)  
Food Hygiene Rating

Business Rates and  
VAT Exempt \*



**01869 814400**  
[wild-property.co.uk](http://wild-property.co.uk)



## ESTABLISHED CAFÉ BUSINESS WITH 14 COVERS PLUS OUTSIDE SEATING SITUATED IN TOWN CENTRE

### LOCATION

Bicester is one of the fastest growing towns in the UK. Development has been encouraged by its proximity to junction 9 of the M40 motorway linking it to London, Birmingham and its prime position on the Oxford to Cambridge growth corridor. It has good road and rail links to Oxford as well as railway stations on two axes; Bicester North and Bicester Village serving Oxford and London Marylebone.

Bicester is making history as a town at the forefront of pioneering growth with millions of pounds due to be invested over the next 15 years. It is home to the UK's largest self-build scheme, the country's most sustainable housing development and the world famous Bicester Village shopping centre.

### CROWN WALK AND PIONEER SQUARE

Pioneer Square extended the existing town centre retail provision in 2013 by the opening of Sainsbury's, a large car park with free parking, cinema and ten additional shop and restaurant units.

It offers central transport links, sustainable living and the prestige of being a Garden Town.

The scale of the development proposed is set out in the Cherwell Local Plan adopted in July 2015. The population is 33,000 (2011) and the Plan contains a detailed section on the growth of Bicester, including a series of development sites around the town, for housing, employment and the accompanying infrastructure required to manage the scale of planned growth.

Over the next 15 years the town will receive significant investment as a result of the Garden Town status which will be used to help fund this growth to include 10,000 new homes by 2031.

The subject property forms part of the pedestrianised Crown Walk which seamlessly links into Pioneer Square. The property is accessed either from the Market Square or from Sheep Street.



## ACCOMMODATION

The property is ground floor and provides a café with serving counter and seating fitted to a high standard with modern LED lighting and furnishings. There is a large kitchen and WC. The sales area has a wood laminate floor and the kitchen a vinyl floor.

Gross Frontage	5.60 m	18 ft 5 ins
Internal Width	5.52 m	18 ft 2 ins
Built Depth	9.18 m	30 ft
<b>Net Area (incl kitchen)</b>	<b>39.29 sq m</b>	<b>423 sq ft</b>



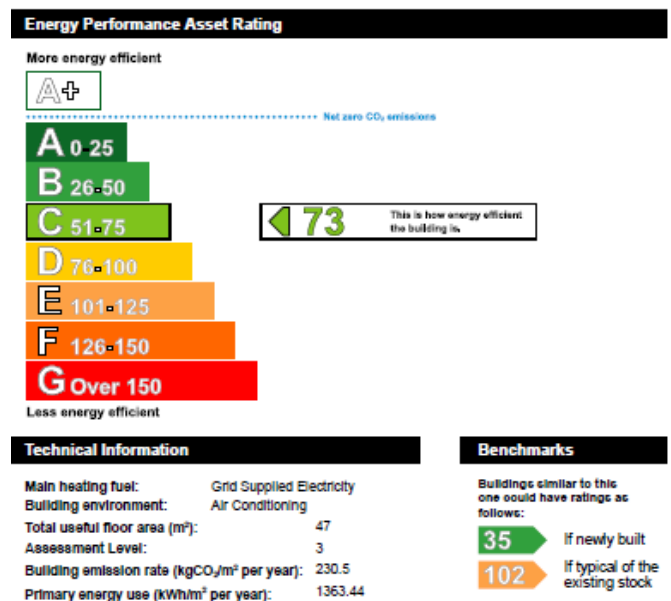
## FIXTURES AND FITTINGS

The premises includes the following:

- Inside seating for 14 covers via tables and chairs and soft seating
- Double sink in the kitchen with hot and cold water
- Electric oven with extractor unit
- Sales counter
- Refrigerated display
- Jacket potato cooker
- Coffee machine with mains water connection
- Hot water dispenser
- Coffee grinder
- Panini machine
- Grill
- Separate sink with hot and cold water with work surface and shelving
- 2 No freezers and 1 No fridge
- Outside tables and chairs for between 4 and 8 extra covers
- Above door electric heater
- WC, hand basin with hot and cold water and hand dryer



## ENERGY PERFORMANCE CERTIFICATE



## BUSINESS RATES

The Rateable Value of the property is £7,900 meaning it is within the threshold for Small Business Rates Relief. A qualifying business would not be liable for payment of any business rates. Full details can be found on the Cherwell District Council website: <https://www.cherwell.gov.uk/info/191/business-rates/363/business-rates-reductions-and-relief/3>



## LEASE

The lease is fully Landlord & Tenant Act protected meaning the tenant has security of tenure rights under the 1954 Act legislation. The lease was granted in 2011 and expires in July 2021. The rent is £10,000 p.a. payable monthly in advance. The current landlord does not charge VAT. The lease is on full repairing terms. The user clause in the lease permits the premises to be used as a takeaway or café or other use subject to landlords consent. The landlord is a private individual who is in principle willing to consent to a transfer of the lease or potentially to the grant of a new lease subject to terms and references.

## BUSINESS SALE

The owner of the business wishes to retire and is offering the business for sale for a premium to include the sale of the business, the lease, goodwill and all fixtures and fittings set out above. The business currently trades Monday to Saturday with opening hours from 9am till 3.30pm. There is an extremely loyal customer base. This property represents a great opportunity to develop the business in a growing town centre.

## OUTGOINGS

Apart from the rent there are very limited outgoing. There is no hire purchase on any equipment. The property benefits from business rates exemption.

## VIEWINGS

Viewings must be carried out by arrangement and we would encourage anyone interested in viewing the property to first discuss their requirement with us to ensure the property is likely to be suitable. Do not discuss the sale direct with the business owner without first setting up an appointment with us.

## FURTHER INFORMATION

Is available from Neil Wild

Tel: **01295 983 333**

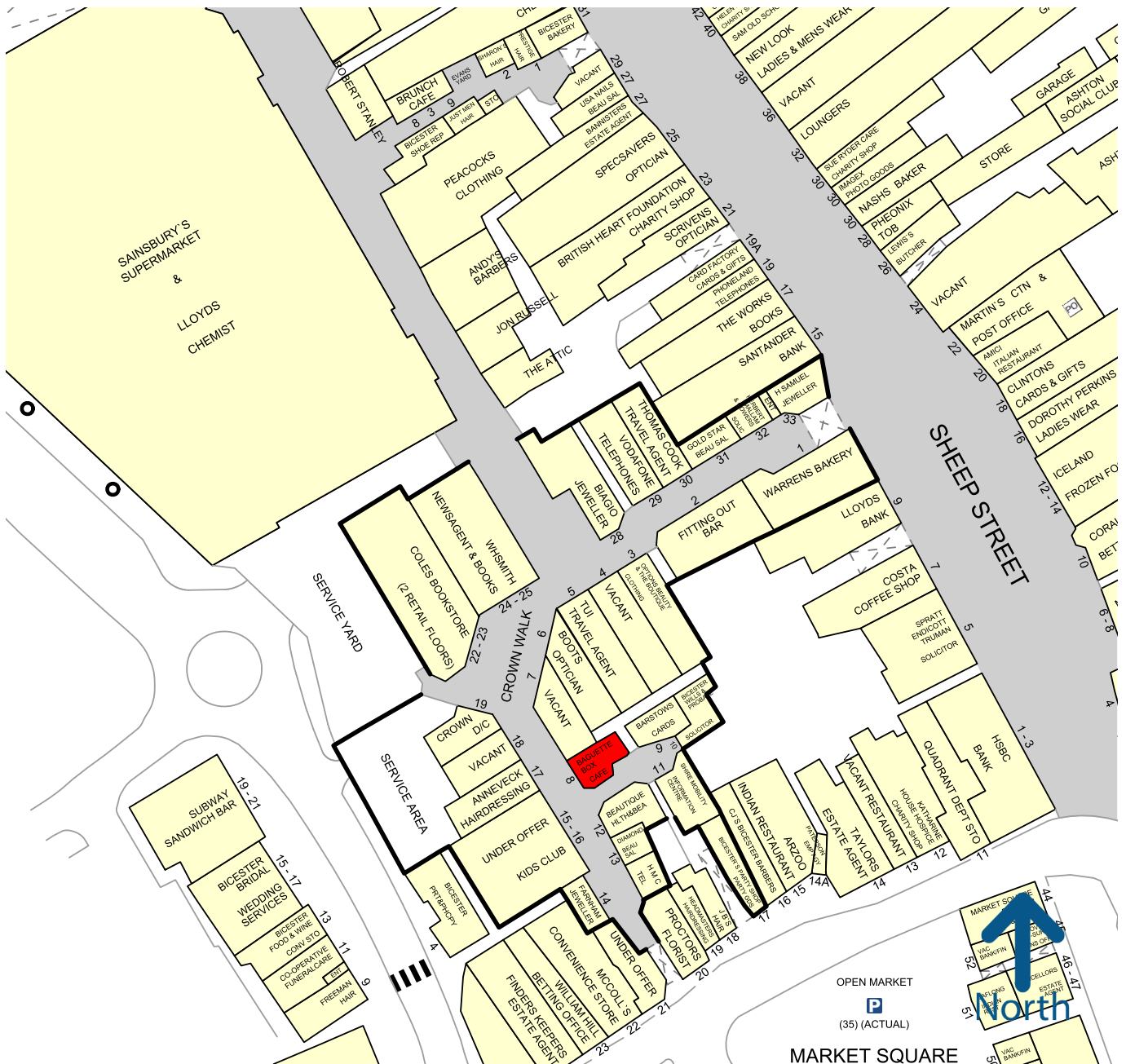
M: **07801 164034**

E: **neil@wild-property.co.uk**

**www.wild-property.co.uk**

**Wild Property Consultancy Ltd** | 44, South Bar, Banbury, OX16 9AB | T: 01295 983 333 | E: [neil@wild-property.co.uk](mailto:neil@wild-property.co.uk)

Commercial Property | Chartered Surveyors | Asset Management | Investment



## IMPORTANT NOTICE

Wild Property Consultancy gives notice to anyone who may read these particulars as follows;

1. These particulars are prepared for the guidance of prospective purchasers / lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good order.
4. The photographs show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs.
5. Any areas, measurements or distances referred to are approximate only.
6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that a necessary planning, building regulations or other consent has been obtained and these matters must be verified by any intending purchaser/ lessee.
7. Descriptions of a property are inevitably subjective and the descriptions contained therein are used in good faith as an opinion and not by way of statement or fact.
8. We have not checked any of the services or facilities.