



**THREE RETAIL UNITS TO LET WITHIN
NEW LOCAL CENTRE**

**UNITS 2.3 & 4 KIPLING COURT, BRIZE
NORTON, CARTERTON, OX18 1PQ**

**PLANNING FOR RETAIL,
RESTAURANT & TAKEAWAY USES
GROUND FLOOR AREA 991 SQ.FT
NEW LEASES**

**DEVELOPMENT ANCHORED BY MIDCOUNTRIES
CONVENIENCE FOOD STORE & GREGGS**

Location

The proposed development upon completion of works will be located to the North of Carterton Town Centre fronting Monahan Way (B4477), situated at the entrance to a new housing development, Brize Meadow. When completed the development will provide 700 new homes. The development will be anchored by **Midcounties COOP Food & Greggs**.

Description

Each unit will form part of a larger single storey terraced development having rear access. The development has the benefit of 18 shared parking spaces.

Accommodation

There are 3 units available comprising the following approximate gross areas:

Each Unit Comprising Gross Ground Floor Area	92.07 sq.m	991 sq.ft
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Lease Terms

Available by way of new effectively fully repairing and insuring leases for a term of years to be agreed, subject to rent review after expiry of the 5th year of the term and 5 yearly thereafter.

Date prepared: September 2023. Subject to Contract

Commencing Rental

£22,000 per annum The rent will be exclusive of Business Rates, Service Charge and VAT.

Business Rates

To be assessed upon completion of works.

Handover

Available for immediate occupation.

Handover Condition

Each unit will be handed over in shell condition with capped off services with the benefit of a shop front. Plans available upon application.

Planning / Use

The development benefits from a new E use class (commercial, business and services) including retail, financial & professional services and restaurant & hot food takeaway uses, planning ref: 14/009/0/OP approved 1st March 2018.

Energy Performance

Available upon request

Viewing Strictly By Appointment

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Site Layout



Location

