

Claremont House, 1 Market Square Bicester, Oxfordshire, OX26 6AA

Grade II Listed Prominent E-Class Premises
3,514 sq ft - Available for Lease



Sq Ft	Sq M	Rent Per Annum	Service Charge	Business Rates	EPC
3,514	536.50	£50,000	N/A	£41,900	D - 89

Location

Claremont House is prominently located fronting the main Market Square in Bicester town centre. The market town is located at Junction 9 of the M40 motorway and has impressive growth plans, with 10,000 new homes planned within 12 years; the population set to increase from 32,000 to 50,000+ by 2031.

Renowned for Bicester Village www.thebicestercollection.com/en/villages and its 6 million international visitors, Bicester also has excellent rail services to both London Marylebone & Paddington Stations Oxford, as well as Birmingham.

Description

Claremont House comprises a Grade II listed Georgian building fronting Market Square in Bicester, with an interconnected two-storey building to the rear. The front original part currently provides executive offices over the ground, first and second floors, together with attic storage. The two-storey building adjoining to the rear has separate access and is also linked to the front building, providing additional office accommodation, a boardroom, kitchen and basement storage.

A pedestrian walkway exists from Market Square through to Deans Retail Courtyard and the large Claremont public pay and display car park.

Services

We understand all mains services are connected to the premises, including gas. None of these services have however been tested by the agents.

Business Rates

The Rateable Value is £41,900. This is not what you pay, further information is available from White Commercial.

Terms & VAT

The premises are available either via assignment of an existing lease, or available on a new lease on terms to be agreed, subject to contract. VAT will be payable in addition.

Accommodation (Measured in accordance with the current R.I.C.S. Code of Measuring Practice)

Floor	Use	Sq Ft	Sq M
Basement	Stores	229	21.28
Ground	Front Office	339	31.51
	Front Store	13	1.22
	W/C		
	Rear Store	13	1.17
	Kitchen	95	8.82
	Boardroom	229	21.26
First	Rear Office	245	22.75
	Rear Office	249	23.11
	Rear Office	364	33.86
	Front Office	532	49.46
	W/C		
Second	Office	577	53.63
Third	Office/Stores	629	58.44
Total		3,514	536.50

Viewing and further information

Please contact Chris White & Harvey White

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Chris White



Harvey White

FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. March 2024.