

Garage Premises and Hardstanding Yard/Car Sales Area

63 Ploughley Lane, Lower Arccott, Bicester, Oxon, OX25 1NY
To Let – 2,497 sq ft plus Yard Area



Sq Ft	Sq M	Rent Per Annum	Use	Building Insurance PA	Service Charge PA	2023 Rateable Value	EPC
2,497	231.93	£25,000	B2	£TBA	£1,250	£9,100	C - 55

Location

The subject site is located close to Bicester in Oxfordshire, towards the northern edge of Arcott village, sandwiched between residential properties and fronting the south-eastern side of Ploughley Road, bounded to the west side by MOD Land.

Bicester is strategically located on the M40 corridor, virtually midway between London and Birmingham and some 12 miles north of Oxford via the A34/A41 trunk road. Bicester is approximately 4 miles from Junction 9 of the M40, connected by the dual carriageway of the A41 trunk road.

Description

The premises includes a garage unit together with first floor offices and an area of hardstanding in front of the garage formally used for car sales. The garage incorporates an MOT bay that is a one-man automated test lane with a steel lined inspection pit, currently used for class 4 and class 7 vehicles, together with a rolling road. Access is via two electrically operated roller shutter doors, together with pedestrian access door into reception.

Services

All main services are provided to the property including a 3-phase power supply, but excluding gas. None of the above services have been tested by the agents.

Business Rates

The Rateable Value from 1st April 2023 is £9,100. The ingoing tenant may be eligible for small business rates relief, subject to eligibility. Further information in this regard is available from White Commercial Surveyors.

Terms & VAT

The premises are available on a new 5 year lease at a rental of £25,000 per annum exclusive, and is subject to contract. VAT is payable in addition to figures quoted.

Accommodation

Description	Floor	Sq M	Sq Ft
Workshop/MOT/Reception	Ground	200.34	2,157
Offices	First	31.59	340
Total		231.93	2,497

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

Building Insurance

The building insurance premium for 2024 is to be advised.

Service Charge

A service charge contribution of £1,250 per annum is payable in respect of the in respect of maintenance and cleaning of communal areas of the estate. Full details are available from White Commercial.

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. May 2024