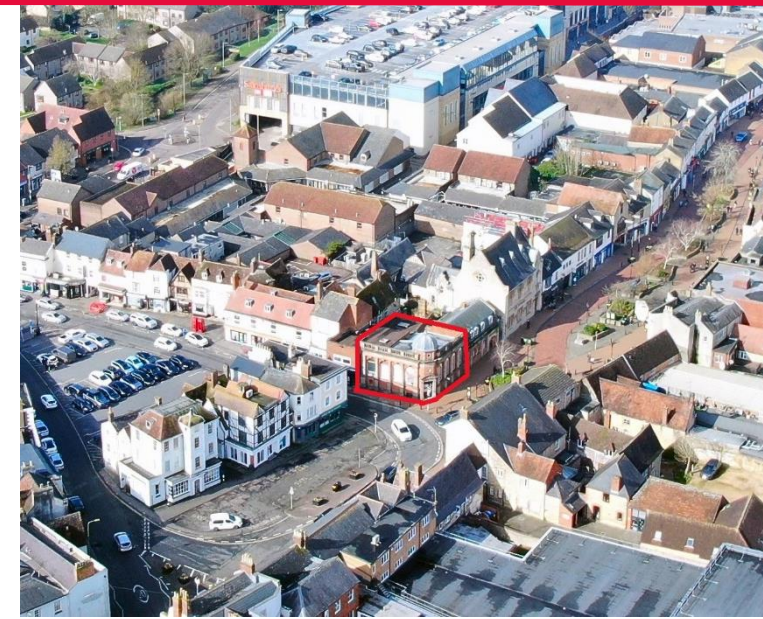


# 1-3 Sheep Street, Bicester, Oxfordshire, OX26 6JA

## Prominent Town Centre Unit For Lease – 2,090 sq ft





Sq Ft	Sq M	Current Use	Rent Per Annum	Service Charge PA	Building Insurance PA	Rateable Value	EPC
2,090	194.16	Class E	£45,000	N/A	TBC	£30,500	E - 114

### Location

The property is located in a prominent position within Bicester town centre, on the corner of Sheep Street and Market Square, which is on the edge of the pedestrianised area of the town and close to Pioneer Square, Bicester's 300,000 sq ft retailing development and 6 screen Vue Cinema. Other nearby retailers include a Sainsbury's Superstore, Wetherspoon's, New Look, Poundland and Nando's.

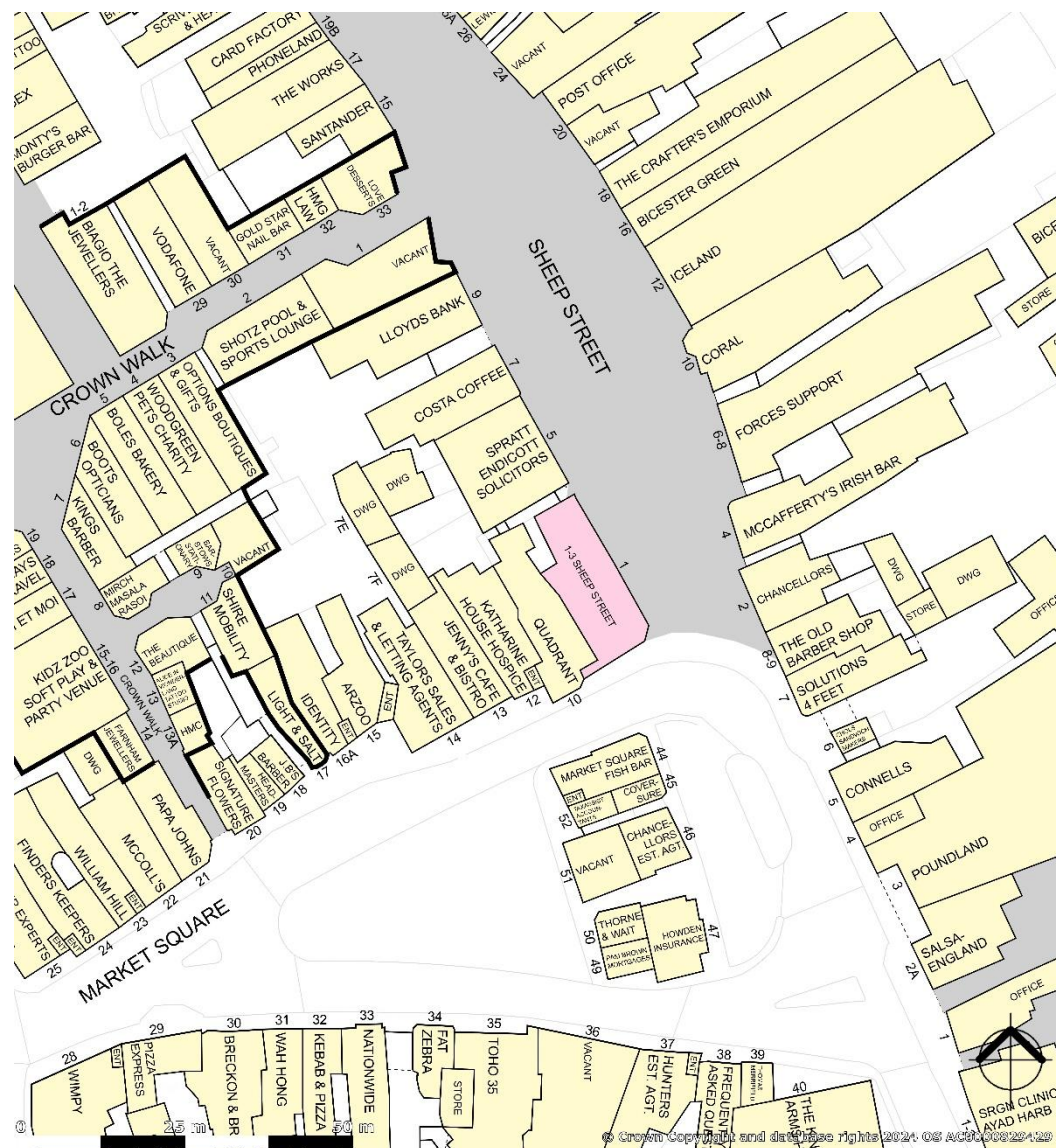
Bicester is located close to Oxford via the A34/A41 trunk road and the M40 London to Birmingham motorway via Junction 9 (2 miles) and Junction 10 (4 miles). The town is served by rail services to London Marylebone, Birmingham Snow Hill and Oxford. The town is subject to significant development and expansion with a current population of 32,000, which is set to rise to 50,000 by 2031.

### Description

A statement property, previously a banking hall, finished at ground floor with carved stone and brickwork with white painted timber framed windows. There is a rounded turret to the front corner. Internally the property features excellent natural lighting; a large retail space with high ceilings; W/C's and a staff room at first floor. The property is situated within the conservation area of the town, but is not listed.

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

Floor	Use	Sq M	Sq Ft
Ground	Retail	98.66	1,062
	Ancillary	64.47	694
First	W/Cs & Staff Room	23.88	257
Basement		7.15	77
<b>Total</b>		<b>194.16</b>	<b>2,090</b>



## Terms & VAT

The premises are available on a new fully repairing and insuring lease at a rent of £45,000 per annum, exclusive of other outgoings and subject to contract.

We are advised that VAT will not be payable in addition to the rent.

## Service Charge

There is no service charge payable.

## Business Rates

The Rateable Value for the building is £30,500 per annum. This is not what you pay, further information is available from the joint agents.

## Services

Main's water, drainage and gas are connected to the property. These services have not been tested by the agents.

## Viewing and further information

Please contact the joint agents:

Chris White or Harvey White

Email: [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk)  
[harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)

[www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) | 01295 271000

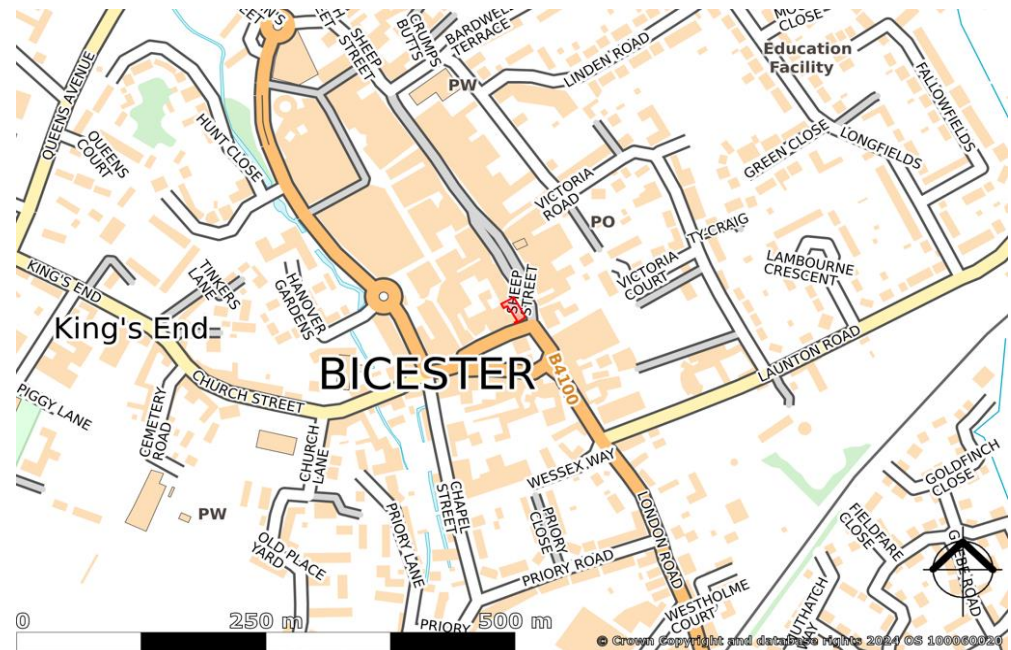
or  
Martin Patchett

Email: [martin.patchett@adaltareal.com](mailto:martin.patchett@adaltareal.com)  
[www.adaltareal.com](http://www.adaltareal.com) | 01295 670123



Chris White

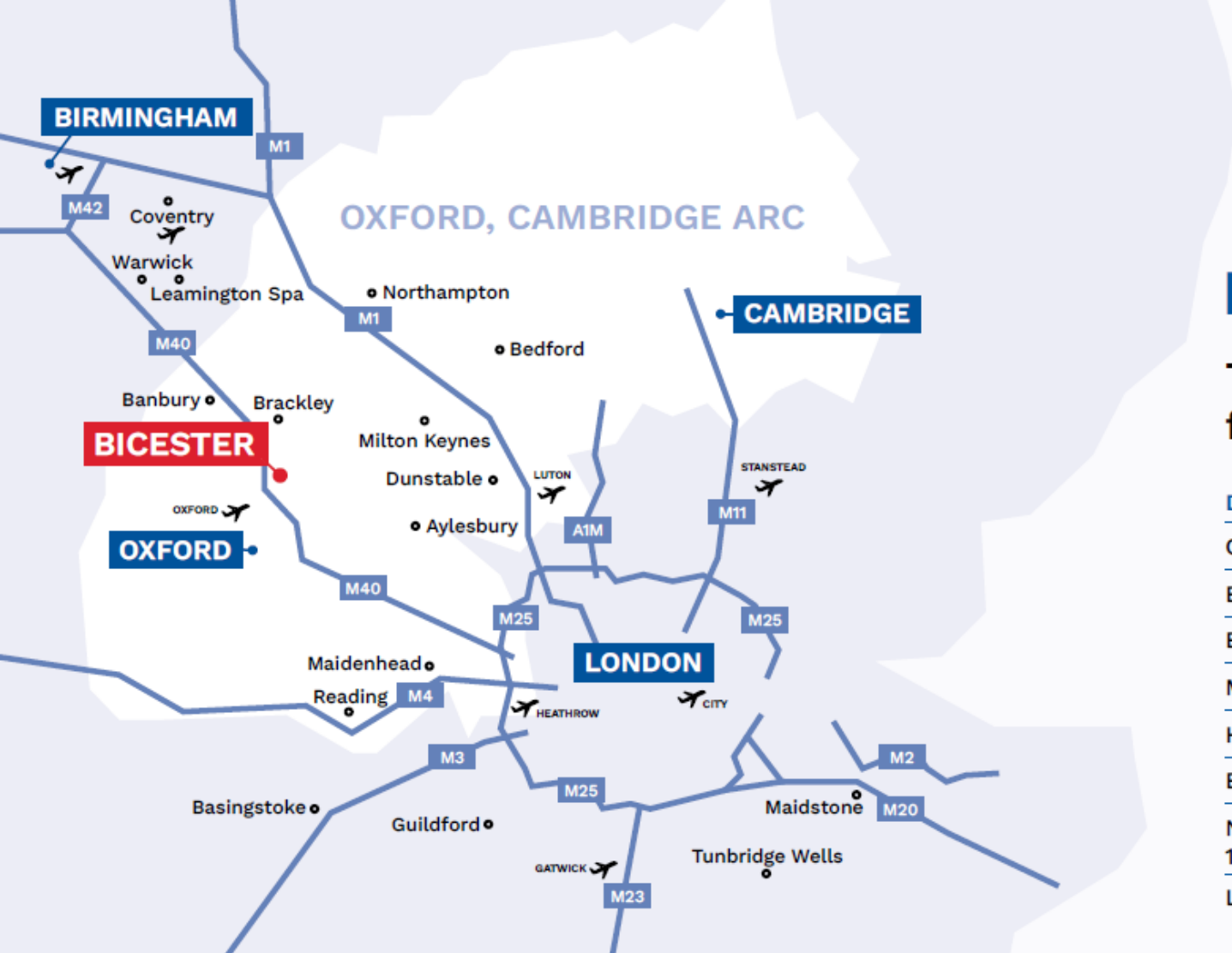
Harvey White



## 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](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. August 2024





# BICESTER

## Travel Distances from Bicester by Car



Destination	Miles	KM	Travel Time
Oxford M40/A34	10	16	20 mins
Banbury J11, M40	17	27	27 mins
Birmingham M40	66	106	1 hour 19 mins
Milton Keynes	25	40	35 mins
Heathrow Airport M40	50	80	54 mins
Birmingham Airport M40	53	85	1 hour
Northampton Junction 15a, M1	27	43	37 mins
London	63	101	1 hour 31 mins

## LOCATION

Bicester is situated at Junction 9 of the London to Birmingham M40 with excellent access to Oxford, London and Birmingham and the Thames Valley. Bicester is at the forefront of Oxfordshire's residential and commercial growth.

Bicester has a population of just over 37,020 which is projected to rise to 50,000+ by 2031. It has a catchment population of over 110,000. Bicester is internationally recognised for Bicester Village designer retail outlet with over 7 million visitors a year.

Train links to Bicester are unrivalled in the local area with 2 stations in the town, Bicester Village and Bicester Parkway, with direct links to London Marylebone, Birmingham and Oxford City.

