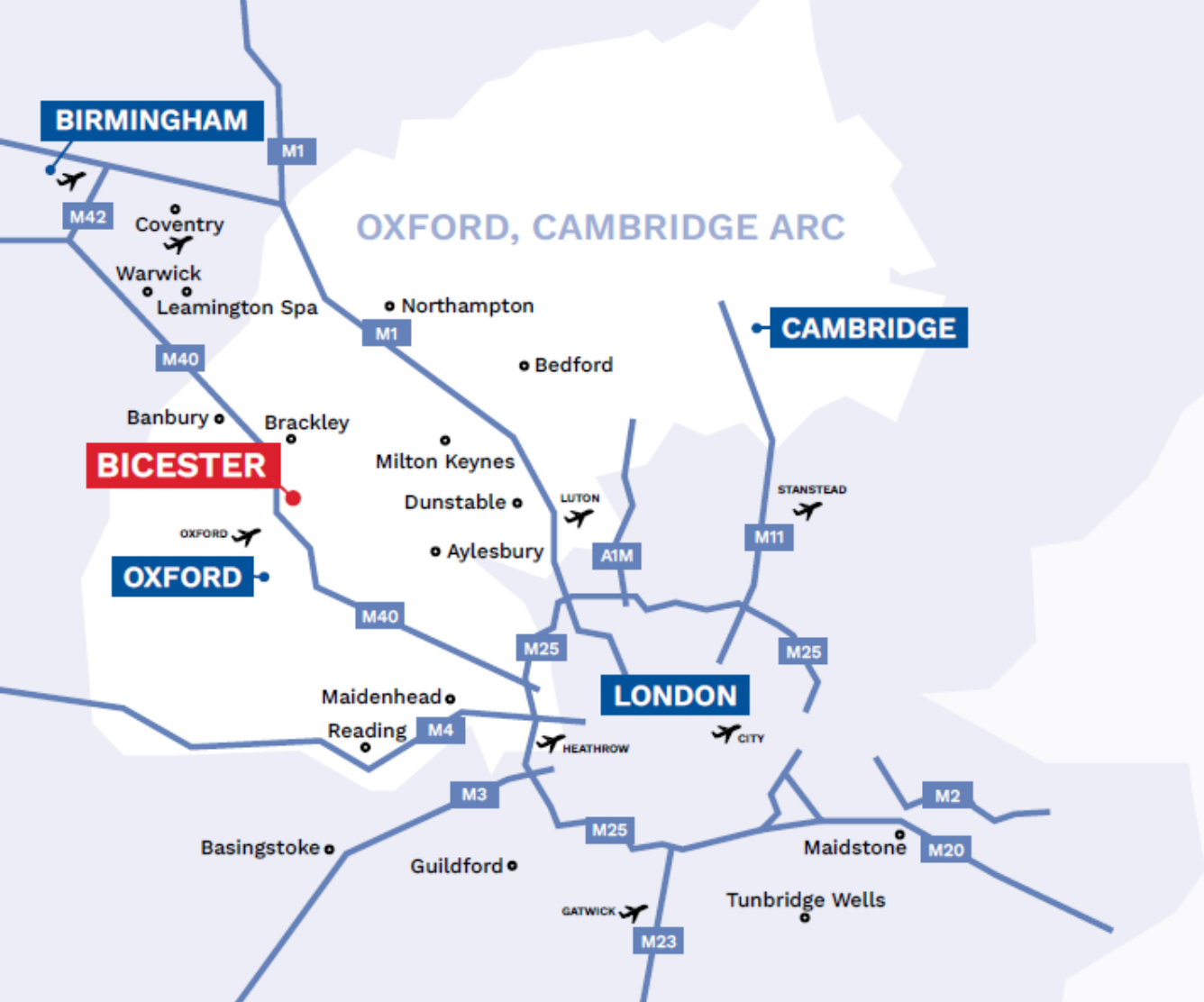


Units 1, 3 & 4 Trinity House West, Graven Hill Bicester, OX26 2DR

Class E Investments For Sale – Three Fully Occupied Ground Floor Retail Units





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.



Unit	Sq Ft	Sq M	Use	Purchase Price	Tenant	Current Annual Rent	Service Charge	EPC
1	1,279	118.82	E	£170,000	Graven Hill Development Company	£15,500	£1,030 per annum	B - 27
3	2,509	233.09	E	£330,000	Esquires Coffee	£30,000	£2,025 per annum	A - 23
4	1,986	184.51	E	£242,000	Wine Valley	£20,000	£1,600 per annum	A - 21

Investment Summary

- Set within the trailblazing Graven Hill Development in Bicester comprising 2,100 houses; 1.1 million sq ft of Commercial Accommodation; Nursery; School and Health Hub www.gravenhill.co.uk
- 5 minutes from J9 of the M40 Motorway & 25 minutes from Oxford
- All three units are all Fully Let – see details below
- Long Leasehold interests available of 150 years from 01/01/2020
- Low initial rents and reversionary
- Substantial tenants fit outs to each the units

Description

The units are located on the ground floor of an apartment block, situated at the front of the landscaped Graven Hill development, close to the newly completed primary school and opposite a site allocated for a new convenience store.

Unit 1

Unit 1 is currently leased to Graven Hill Development Company www.gravenhill.co.uk/ghvdc at an annual rent of £15,500 per annum on a lease commencing 01/03/2024 ending 29/02/2029 with a break on 28/02/2026.

Unit 3

The unit is occupied by Esquires Coffee www.esquirescoffee.co.uk, established in 1993 and have grown to over 100 worldwide coffee stores. The current annual rent is £30,000 per annum, commencing 07/11/2023 and ending on 06/11/2033, with a break clause on 06/11/2029.

Unit 4

Occupied by Wine Rack and Wine Valley www.winerack.co.uk who provide wines and spirits, together with a selection of day-to-day groceries (until the arrival of the new convenience store planned for the site) and also has a Cocktail Lounge on site. The current annual rent is £22,000 on a lease commencing 05/06/2023, ending on 04/06/2043, with a break clause on 05/06/2028. A rent deposit of £11,000 is held for this lease.



Graven Hill

Graven Hill www.gravenhill.co.uk is the UK's largest self and custom build residential development with planning permissions secured to enable delivery of up to 745 homes under Stage 1 of the development.

Graven Hill is now in the process of designing Stage 2, with the intention of bringing forward a new planning application that secures approximately 1355 additional homes, bringing overall housing numbers at Graven Hill in-line with the objectives of the Local Plan, for provision of around 2100 homes.

Set across a beautiful 188-hectare site near Bicester in Oxfordshire, Graven Hill Village is set to also provide significant amenities, including a primary school (opened in September 2023), recreational areas, sports pavilion, a pub/restaurant facility, a community centre, allotments, a number of offices and retail units, with separate employment space.

Your Co-Op Little Pioneers Nursery which operates 45 nurseries across the UK, have also acquired a site opposite the scheme.

Graven Hill Features

- 115 Self build homes
- 178 Custom or new homes
- 135 Apartments
- 119 Affordable homes
- 547 Homes built and occupied (March 2024)
- Primary school opened in 2023
- 5 Play areas
- Retail facilities
- 4.6 Acre park
- 85 Acres of employment land to provide 2,000 jobs

Terms

The premises are each available on a long leasehold basis, subject to a 'peppercorn rent' on a term of 150 years from 01/01/2020 and subject to the existing leases and subject to contract.

VAT will be payable in addition to the purchase price at the prevailing rate.

Services

All main services are provided to the units, with gas provided to just Unit 1. None of the above services have been tested by the agents.

Rates

The Rateable Values for each unit are due to be assessed.

Further information is available in this regard from White Commercial.

Service Charge

There is a service charge payable in respect of the repair, maintenance, cleaning and outgoings in respect of the lessor's liabilities for common/shared areas of the estate, to include landscaping and grounds and external building maintenance.

Full details & a copy of the budget is available upon request from the agents.

Viewing and further information

Please contact Chris White & Harvey White

Email: chris@whitecommercial.co.uk
and harvey@whitecommercial.co.uk

www.whitecommercial.co.uk | 01295 271000



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. September 2024.