

6-8, Sheep Street, Bicester, OX26 6TB



LEASEHOLD

PRIME A1 RETAIL UNIT

Location

The Bicester area benefits from excellent access to the M40 at Junction 9 and the M1 at Junction 15a. The town has high speed rail links to London and Birmingham. Bicester is one of the fastest growing towns in the country with excellent amenities including a new multiplex cinema and decked car park offering 2 hours free parking.

Sheep Street is the main shopping street in the town centre, with nearby retailers including Costa, Clinton Cards, New Look and Dorothy Perkins.

Description

A prominent A1 retail unit with first floor offices occupying a prime position on Sheep Street. The unit was fully refurbished in 2007 with air-conditioning, suspended ceiling, cat 5 lighting and a new roof. To the rear is a steel portal frame profile clad warehouse with pitched roof offering 1,514 sq ft of storage.

There is immediate potential for an additional 830 sq ft storage to the rear if required.

Accommodation

Retail area: 3,149 sq ft (292.6 sq m)

Warehouse: 1,514 sq ft (140.7 sq m)

1st Floor Offices: 600 sq ft (55.8 sq m)

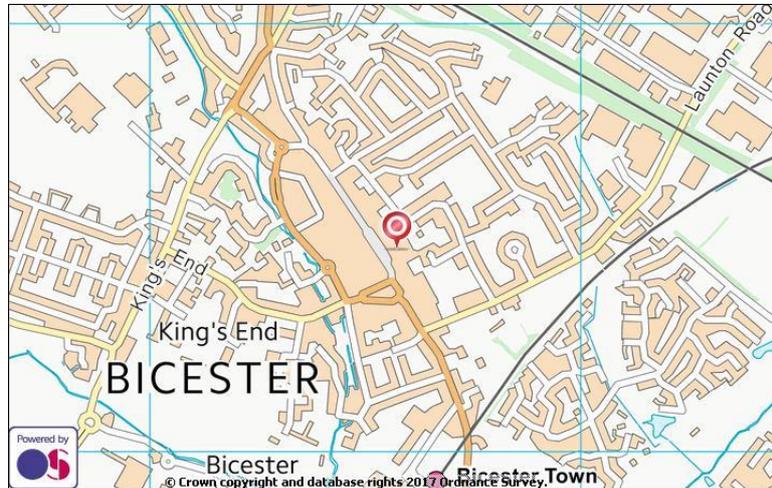
ITZA: 1,342 sq ft (124.7 sq m)

Net Internal Area: 5,263 sq ft (489.4 sq m)

Suite 3, 30 Murdock Road, Bicester, OX26 4PP

01869 222441

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Terms and Tenure

The premises are available by way of a new lease on flexible terms to be agreed.

Rent

Leasehold On Application

Rates

Draft 2017 Rateable Value £80,000

The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

Costs

Each party is to be responsible for their own legal costs.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

EPC

The EPC rating for the property is tbc

Viewing

Strictly by appointment only please contact:

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