



## Leasehold

3-5, Causeway, Bicester, OX26 6AN

 £21,500 Per Annum

 650 Sq Ft / 60.38 Sq M

 Ground floor A2 retail premises

2 interlinked showroom areas

WC and kitchen facilities to the rear

Small ancillary storage space to rear



**3-5, Causeway, Bicester, OX26 6AN**

For further information  
please contact:

Bicester Office  
01869 222441

### 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 the Bicester Village Retail Park.

### Terms & Tenure

The property is available by way of an assignment of the existing lease expiring 2029.

### Accommodation

Net internal area: 683 sq ft (63.5 sq m)

### EPC

The EPC rating for the property is 122 - Band D

### Rates

Rateable Value £16,250

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

### VAT

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

### Costs

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

### Viewing

Strictly by appointment only please contact:

Martin Patchett BSc (Hons) [martin.patchett@stimpsonseves.co.uk](mailto:martin.patchett@stimpsonseves.co.uk)  
Kimberley Gould [kimberley.gould@stimpsonseves.co.uk](mailto:kimberley.gould@stimpsonseves.co.uk)