

# TO LET

## Retail Property

Lambert  
Smith  
Hampton

# Retail with flat over

49 Market Square, Bicester, Oxfordshire OX26 6AJ

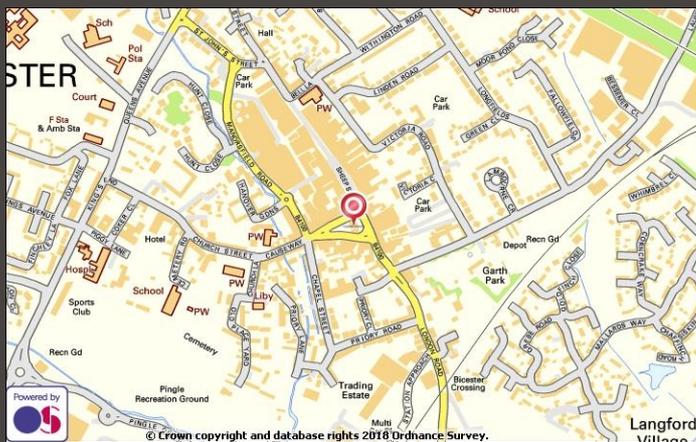


288 - 1,445 Sq Ft (26.76 - 134.24 Sq M)

- ✓ Town centre location
- ✓ Shop frontage to Market Square
- ✓ Suitable for A1 retail use or A2 offices
- ✓ 2 bedroom flat



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### LOCATION

Bicester is located close to Oxford by 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 serviced by rail services to London Marylebone, Birmingham Snow Hill and Oxford. Bicester, with a current population of 30,000, is expected to grow to 50,000 and has a catchment of close to 575,000. A number of major notable commercial and residential developments include the internationally renowned Bicester Eco Town where 5,000 new houses and new jobs are to be created; the development of Graven Hill Garden Village to provide close to 2,000 residential units and over 3,000 jobs; improvements to rail connectivity; the extension and expansion of Bicester Village Outlet Shopping Centre and the major £70m Bicester town centre development, Pioneer Square.

### DESCRIPTION

A three storey period building with a ground floor retailing area and residential accommodation above. The shop has an attractive window display and a return frontage to Market Square.

Above the shop unit there is a flat on two floors comprising of fitted kitchen, living room, two bedrooms and a bathroom. The flat has storage heating.

### ACCOMMODATION

Net Internal Area	sq ft	sq m
Total	1,445	134.24

### VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

### BUSINESS RATES

Rateable Value £13,000. Small business rates relief may be available. Enquiries should be made direct to the Local Authority.

### TERMS

The premises are available on a new lease for a term to be negotiated at a rent of £21,500 per annum.

### ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating of D (87). The full certificate is available on request.

14-Nov-2018

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### VIEWING & FURTHER INFORMATION



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# Schedule of Areas

October 2018

49 Market Square, Bicester, Oxfordshire OX26 6AJ

## RETAIL

The retail area comprises the following net area:

Sq Ft	Sq M
288	26.78

## RESIDENTIAL

The residential flat has the following accommodation:

Floor	Accommodation	Size
First Floor	Kitchen	1.76 m x 2.08 m
		plus 2.88 m x 2.53 m
First Floor	Living Room	1.16 m x 2.43 m
		Available
Second Floor	Bedroom 1	3.22 m x 4.58 m (max)
Second Floor	Bedroom 2	2.04 m x 3.94 m
		plus 1.71 m x 0.89 m
Second Floor	Bathroom with shower, hand-basin and WC	

### Subject to Contract and Availability

To be read in conjunction with brochure.

### Misrepresentation Act

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