

## Leasehold

**31, Sheep Street, Bicester, OX26 6JJ**

 £22,000 Per Annum

 823.4 Sq Ft / 76.49 Sq M

 A two-storey retail property in a central location on Sheep Street, the main shopping street in Bicester town centre.

The property comprises retail accommodation at ground floor with a WC to the rear. Stairs lead to the first floor, which has three separate rooms off a landing, and could be used as offices or storage in conjunction with a retail business.

The property is adjacent to Evans Walk, connecting to the Pioneer Square complex and its free 2 hour parking. Nearby occupiers include Sainsbury's, M&S Food and Superdrug.



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

### Accommodation

Net Internal Area:

Ground Floor Retail: 418.1 sq ft (38.84 sq m)

First Floor Ancillary: 405.3 sq ft (37.65 sq m)

Total: 823.4 sq ft (76.52 sq m)

### Rates

Rateable Value £20,000. 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.

### EPC

An EPC is not required for this property.

### Costs

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

### Viewing

Strictly by appointment only please contact:

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