Prominent Town Centre Retail Property

40 Sheep Street

Bicester, Oxfordshire, OX26 6LG

TO LET

971 sq ft (90.20 sq m)

To Let £22,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD
01295 271000
whitecommercial.co.uk

white commercial.co.uk

Sq Ft	Sq M	Current Use	Rent Per Annum	Building Insurance Per Annum	Rateable Value	EPC
971	90.20	Class E	£22,000	£504.76	£21,500	C - 63

Location

Bicester is strategically located on the M40, midway between London and Birmingham, 11 miles north of Oxford, 4 miles from Junction 9 of the M40 and connected by dual carriageway (A34) to Junction 13 of the M40.

The property is located in the pedestrianised area of Sheep Street close to Pioneer Square, Bicester's 300,000 sq ft retailing development and 6 screen Vue Cinema. Other nearby retailers include Sainsbury's, Weatherspoon's, Marks & Spencer (Simply Food Outlet), New Look, and Nando's.

Description

The premises comprise a prominently situated Grade II Listed brick-built building. Arranged over three floors and with a fantastic frontage onto Sheep Street. The property could be suitable for a wide variety of potential uses due to the property benefiting from the new single service, commercial and business use classification.

Terms

The property is available on a full repairing and insuring lease at a rental of £22,000 per annum exclusive of all other outgoings.

Services

We understand that all mains services are connected to the premises, excluding gas. None of the above services have been tested by the agents.

Accommodation

Measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Floor	Description	Sq M	Sq Ft
Ground	Zone A	20.10	216
	Zone B	19.10	206
	Zone C	15.20	164
	Storage	3.00	32
First	Storage	21.00	226
Second	Storage	11.80	127
Total		**90.20**	**971**

Rates

The rateable value for the premises is £21,500. This is not what you pay, further details are available from White Commercial.

VAT

We understand the premises are not opted for taxation and as such no VAT is payable on the rent.

Viewing and further information

Please contact Chris White & Harvey White

Tel: 01295 271000

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

Chris White

Harvey White

VIEWING AND 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.
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