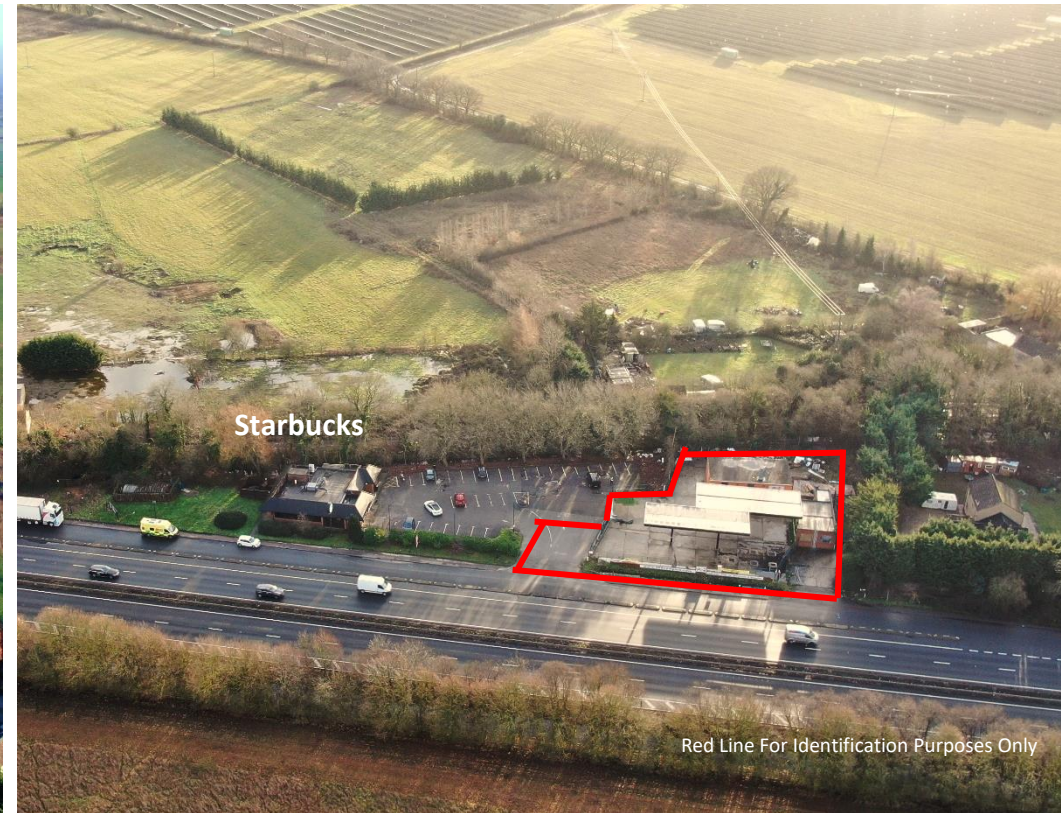


Prominent 0.41 Acre Site Fronting A34 Oxford to Bicester, Oxfordshire, OX25 3QQ

TO LET



Red Line For Identification Purposes Only

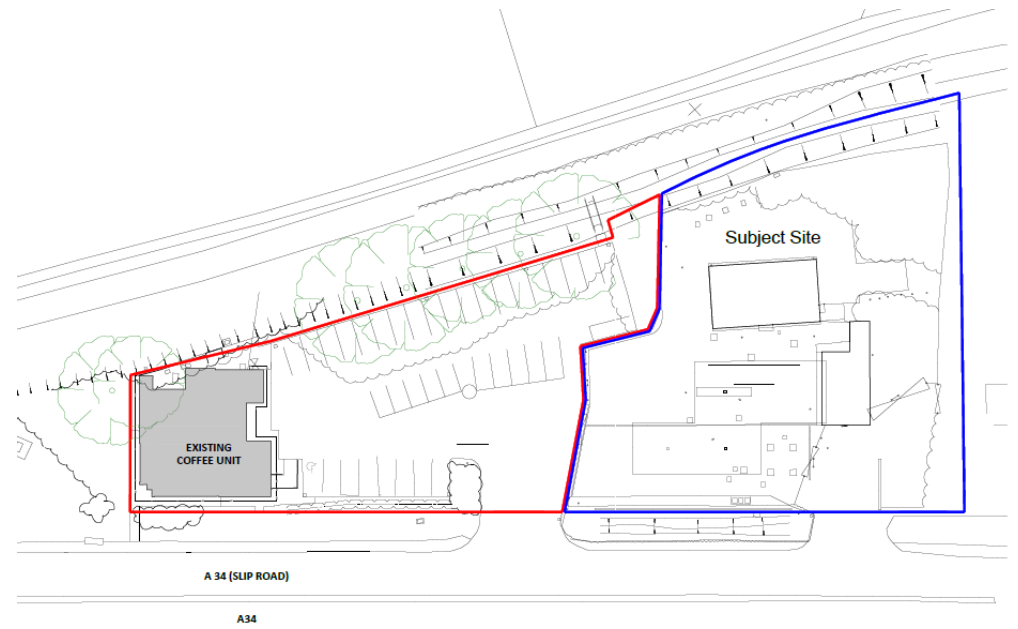
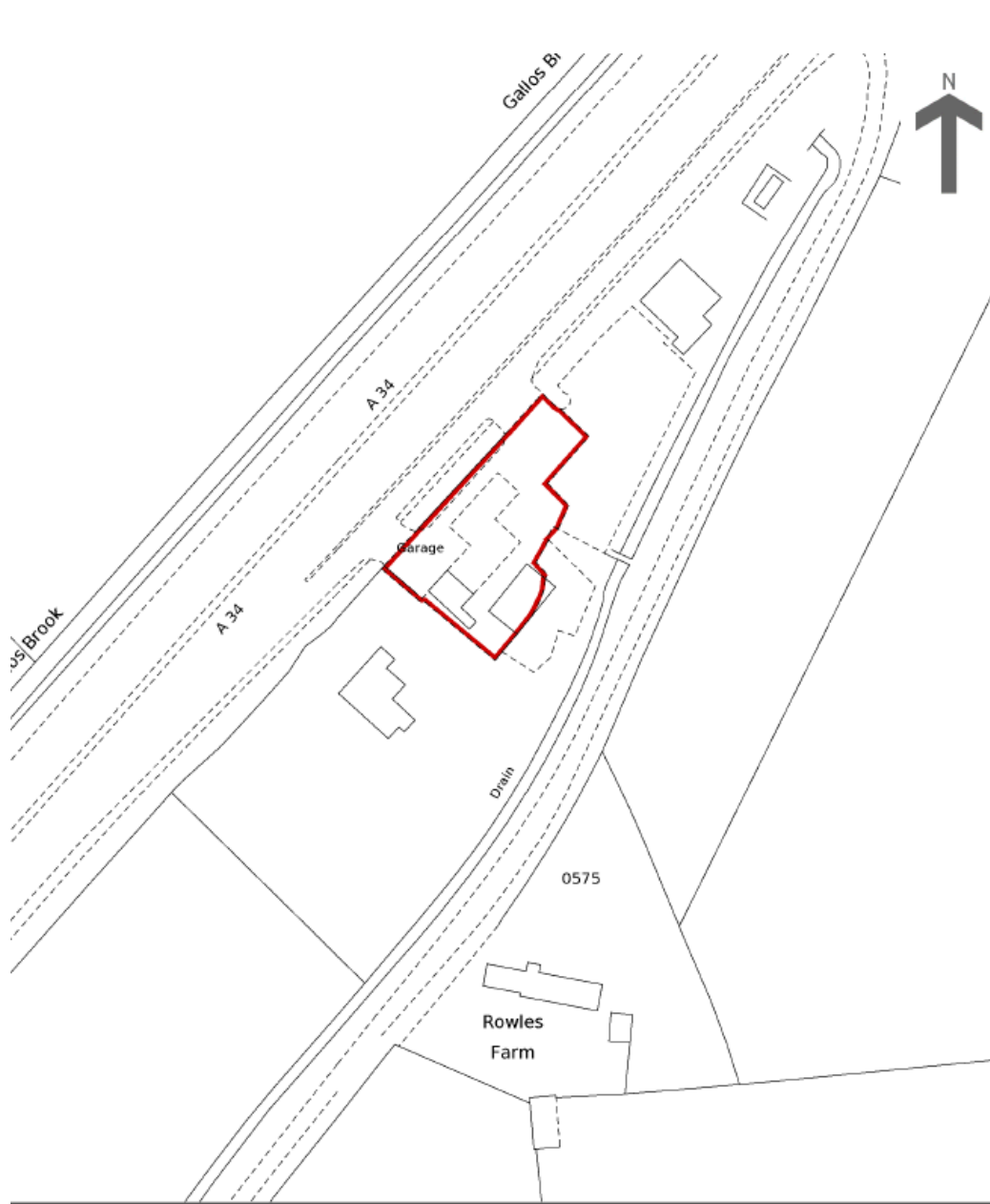
Short Term Let (12 Months) – Offers Invited

WHITE COMMERCIAL SURVEYORS LTD

01295 271000

whitecommercial.co.uk

white
commercial.co.uk



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.

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Area	Leasehold	Rates	EPC
Site of 0.41 Acres	Offers Invited	£2,550	C - 75

Location

The site is situated fronting the southbound carriageway of the A34 between Bicester and Oxford, approximately ½ mile from Junction 9 of the M40, 4 miles south of Bicester and 10 miles north of Oxford.

It is estimate that over 500,000 vehicles pass the site every week.

Description

The site has an approximate area of 0.41 acres and was previously used for caravan sales, comprising a large forecourt with access directly from the A34, together with workshop and office premises. A neighbouring new drive-thru development exists adjacent to the subject site, trading as a Starbucks Coffee Shop.

Accommodation

Area	Sq M	Sq Ft
Office/Workshop	158.67	1,708
Forecourt	743.22	8,000
Back of workshop	566.71	6,100
	1,468.60	15,808

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

Planning

The site currently has Sui Generis use. Certificate of lawful use existing for the storage of caravans for rental, sales and servicing - permitted January 2014. Planning application Ref: 13/01917/CLUE. Further details are available from White Commercial.

Terms and VAT

The site and buildings are available leasehold with offers for the rental invited.

VAT will be payable in addition.

Rates

Rates payable are £2,550 per annum.

EPC

The current EPC for the site is C-75.

Services

We understand that all mains services are connected to the premises. None of the services have been tested by White Commercial.

Viewings and further information

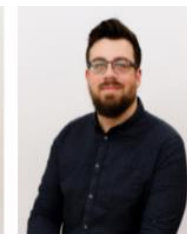
Please contact Chris White & Harvey White

Tel: 01295 271000

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



Chris White

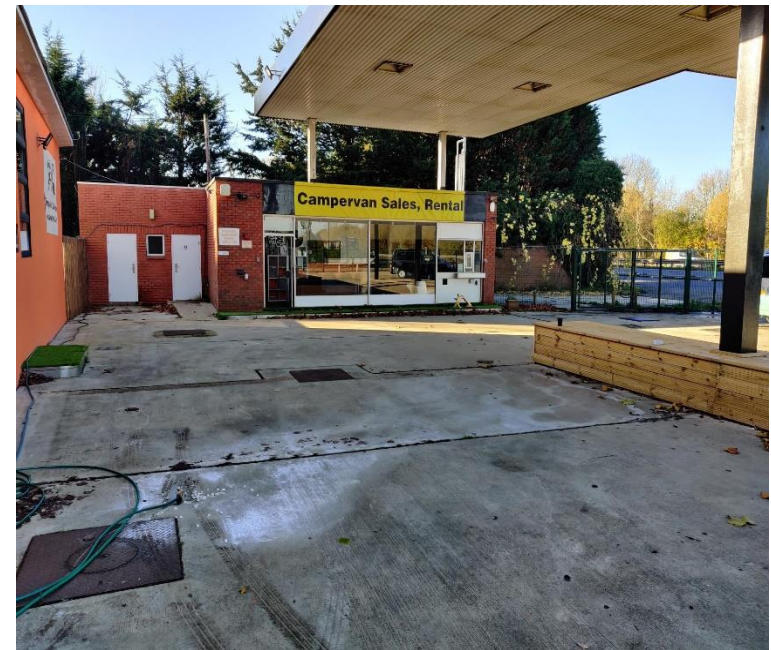


Harvey White

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Viewings strictly by prior appointment with White Commercial:



Contact: **Chris White**
and **Harvey White**
E: chris@whitecommercial.co.uk
E: harvey@whitecommercial.co.uk
T: **01295 271000**

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