

24 Sheep Street, Bicester



24 Sheep Street, Bicester, Oxfordshire
OX26 6TB

Prime Shop to Let/May Sell

Contact:
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Location

Situated in a prime location on Sheep Street directly opposite to the entrance to Pioneer Square Shopping Centre. Other occupiers in close proximity include:

Warrens Bakery, Dorothy Perkins, McColls, Costa Coffee, H. Samuel and The Works.

Bicester has 30,000 inhabitants with 10,000 new homes planned – plus 6,000 sustainable homes as part of the government backed ECO Town. The 46 minute rail link to London Marylebone is now fully operational from Bicester Village Station.

Rent

Offers in the region of **£65,000** per annum exclusive.

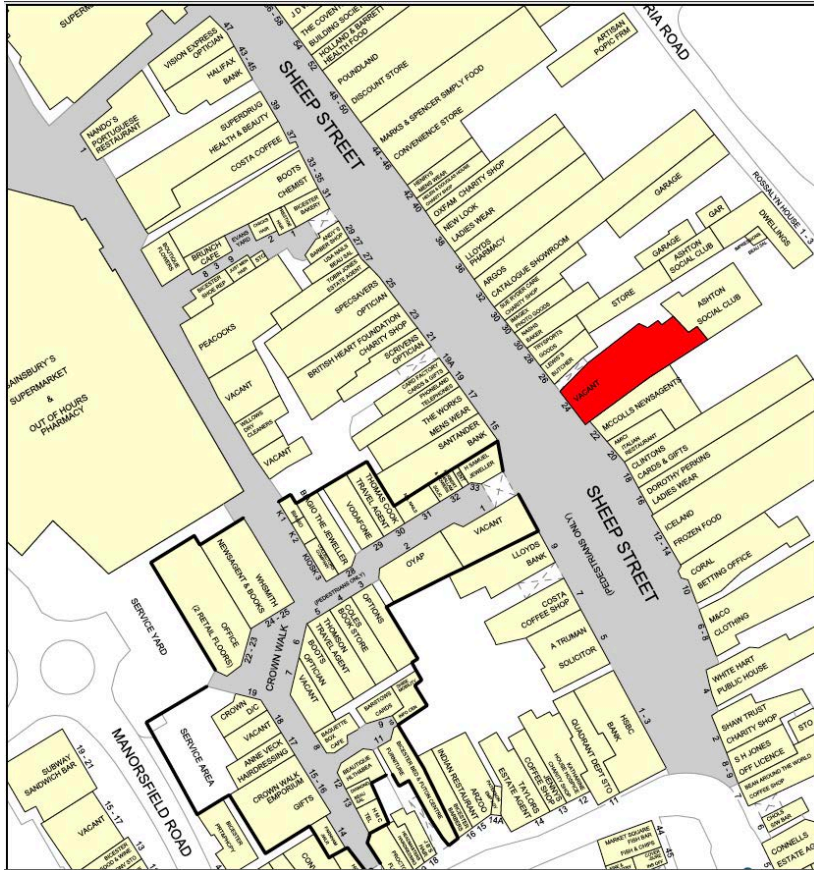
Sale Price

On Application

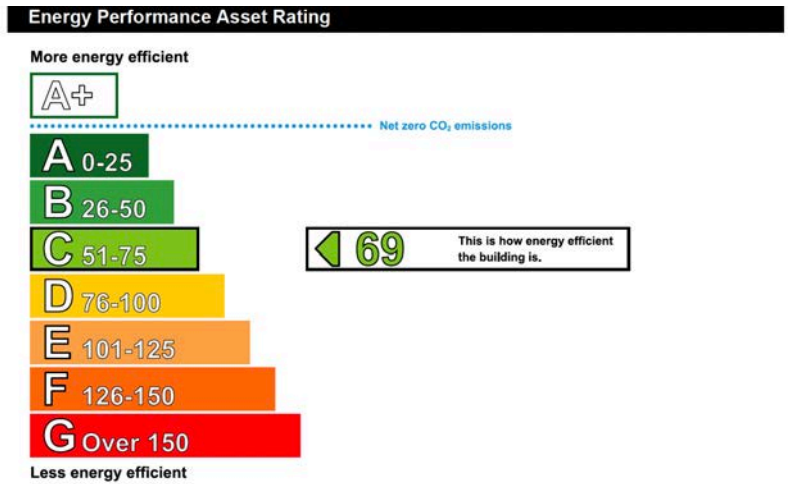
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Accommodation

The property affords the following approximate floor areas and dimensions:

Ground Floor:		
Sales	2,160 sq ft	200.67sqm
Ancillary	110 sq ft	10.22 sqm
First Floor:		
Stock/Office	1,140 sq ft	105.91 sqm
Attic/Maisonette	665 sq ft	61.78 sqm
Total	4,075 sq ft	378.58 sqm

Description

The property provides Sales and Staff accommodation on the Ground Floor together with Office and Storage facilities on First Floor. There is also a maisonette on part of the first floor and within the attic space above. The property has recently undergone an extensive refurbishment.

Tenure

The property is available on a new Full Repairing and Insuring lease for a term to be agreed.

Rating

We have been advised by the local authority that the premises are assessed for rating purposes as follows:
Rateable Value: £65,500
UBR (2017/18) 49.3p
Notional Rates Payable £32,292
Interested parties should verify these figures with the Local Authority.

Services

The property is connected to mains electricity, water and drainage, however, these have not been tested by the agents.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, where chargeable.

EPC

An Energy Performance Certificate for the premises is available on request

Viewing

Viewing is strictly by appointment via joint agents:

JRBT Commercial Property Ltd
Jonathan Thomas
01865 595143
Jonathan@jrbtcommercialproperty.co.uk

Jordan Thomas
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SUBJECT TO CONTRACT

March 2019

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