

21 Market Square, Bicester



21 Market Square, Bicester OX26 6AD

A1 Shop To Let

Contact:

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Location

Situated in a central location on Market Square opposite a pay and display Car Park. Market Square is a busy shopping area that provides pedestrian access to both Crown Walk Shopping Centre and the main pedestrianised Sheep Street. The unit is situated adjacent to McColl's convenience store and other occupiers in close proximity include:

Pizza Express, Wimpy, Barclays, HSBC and a wide range of local restaurants and estate agents

Description

The property is arranged over ground floor only- please refer to attached floor plan.

Rent

Offers in the region of **£25,000** per annum

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Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

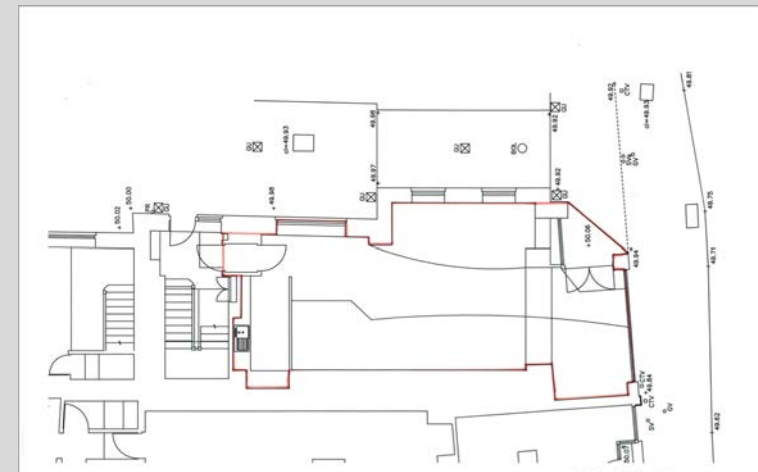
E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **69** This is how energy efficient the building is.



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Accommodation

The property affords the following approximate floor areas and dimensions:

Ground: Sales 801 sq ft 74.41 sqm

Legal Costs

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

Rating

We have been advised by the local authority that the premises are assessed for rating purposes as follows:

Rateable Value:	£25,250
UBR (2017/18)	46.6p
Notional Rates Payable	£11,766

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.

VAT

All figures quoted are exclusive of VAT, where chargeable.

Viewing

Viewing is strictly by appointment via sole agents JRBT Commercial Property Ltd

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SUBJECT TO CONTRACT

JANUARY 2018

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