





For Sale/To Let

46-47 Market Square, Bicester OX26 6AJ

-  Offers in excess of £285,000 for the Freehold
£27,500 per annum – To Let
-  1,435 Sq Ft / 133.31 Sq M
-  A period character listed building which comprises of ground floor retail with attractive frontage and two upper floors plus a basement. The premises benefit from gas central heating, suspended ceiling with recessed lighting, laminate flooring to the ground floor, carpet to the upper floors and a kitchen and w.c..
-  There is a possibility to convert the upper floor offices to residential use(subject to planning).



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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 for sale freehold at offers in excess of £285,000 exclusive or to let on new terms to be agreed at a rental of £27,500 per annum exclusive.

Accommodation

Ground Floor Retail	382 sq ft	(35.5 sq m)
First Floor Offices	327 sq ft	(30.38 sq m)
Second Floor Offices	385 sq ft	(35.81 sq m)
Basement Store	341 sq ft	(31.75 sq m)
Total	1,435 sq ft	(133.44 sq m)

**For further information
please contact:**

01234 341311

**Graylaw House, 21
Goldington Road,
Bedford, MK40 3JY**

Rates

Rateable Value £28,250 The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is 89 - Band D.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

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

Viewing

Strictly by appointment only please contact:

Giles Ferris giles.ferris@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk