



## RETAIL UNIT

48-51 MARKET SQUARE, BICESTER, OX26 6AJ

- Prime location in Market Square, Bicester
- Requiring full refurbishment, offering an incoming tenant the opportunity to fit out to their own specification
- Potential seating for approx. 36 covers over ground floor
- Additional first & second floor space for flexible use
- Available by way of lease assignment or a new lease

### Dilek Naylor

Brown & Co

M: 07917 923987

T: 01295 220214

E: [dilek.naylor@brown-co.com](mailto:dilek.naylor@brown-co.com)

**TO LET - £35,000 PAX | 2,292 sq ft (212.93 sq m)**

### Banbury

6 Manor Park, Banbury Oxfordshire OX16 3TB

T 01295 273555 | E [banbury@brown-co.com](mailto:banbury@brown-co.com)

**BROWN & CO**

## LOCATION

The property is highly visible in the busy and popular Market Square central Bicester. Market Square forms one of the town's primary commercial hubs and hosts a mix of national and independent retailers, services, cafés and local businesses, creating a vibrant trading environment.

Bicester is a historical market town that is in the Cherwell district of North East Oxfordshire. Bicester is located 1 mile from junction 9 of the M40 motorway link between London and Birmingham.

## DESCRIPTION

Ground, first and second-floor former restaurant/takeaway premises occupying a prominent position fronting the busy Market Square in the centre of Bicester. Nos. 48–51 comprise a prime, Grade II Listed building, previously operated as the well-known Jaflong Restaurant.

The premises benefit from two separate personnel access doors, providing entry into the main restaurant and reception areas. The ground floor offers a substantial open area, formerly used for customer seating, capable of accommodating approximately 36 covers, subject to fit-out. Kitchen facilities and WCs have been removed, and the property now requires refurbishment and redecoration, presenting an excellent opportunity for an incoming occupier to design and configure the space to their own specification. The first and second floors provide additional accommodation, historically used for overflow seating, staff areas and storage. These upper floors offer flexible space suitable for a variety of uses, subject to any necessary consents.

## ACCOMMODATION

The property has the following (approximate) net internal floor area.

Description	Sq ft	Sq m
Ground floor	756	70.27
First floor	696	64.69
Second floor	417	38.72
Basement	423	39.93
Total NIA	2,292	213.61

## SERVICES

Mains gas, electric, water and drainage. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

## BUSINESS RATES

The property has a Rateable Value of £26,500.

## LEASE & RENTAL TERMS

Available by way of assignment of existing lease or a new lease maybe available on a fully repairing and insuring basis at an annual rent of £35,000, terms to be agreed by negotiation.

## EPC

The property has an EPC rating of B.

## VAT

It is understood that VAT not is applicable.

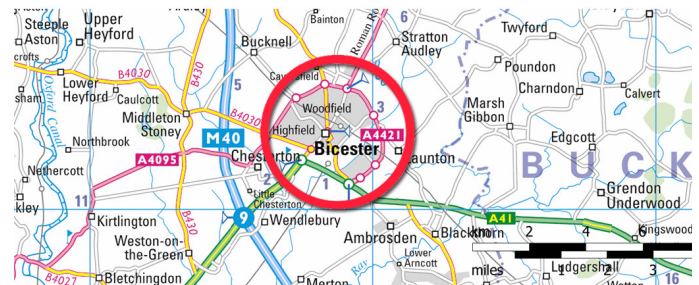
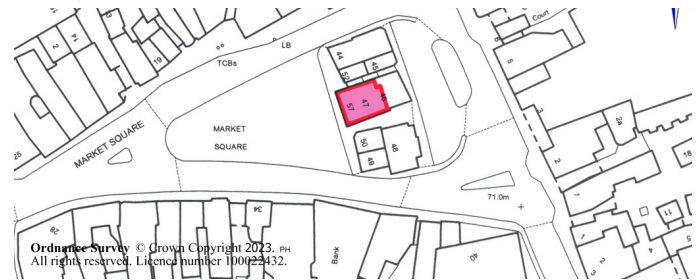
## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

## VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Brown & Co  
Dilek Naylor  
01295 220214  
07917 923987  
dilek.naylor@brown-co.com



## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated 15th April 2026

## Banbury

6 Manor Park, Banbury  
Oxfordshire OX16 3TB

T 01295 273555 | E banbury@brown-co.com

**BROWN & CO**

Property and Business Consultants