

# For Sale

Ground Floor **Retail unit** with residential **flat above**

7 Holm Square | Bicester |  
Oxfordshire | OX26 3YQ

///large.mutual.cone

Investment sale. Ground floor retail/takeaway unit with first floor two bed flat above with a separate entrance. Gross income of £28,400 per annum.



**Investment property, comprising a modern well maintained ground floor, end terrace, hot food take away unit with separate two bed first floor flat.**

Modern terraced unit in a purpose built parade of shops, anchored by Tesco Express serving the Southwold estate in Bicester. 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 Bicester Village Retail Park.

More particularly the property features:

- Gross income of £28,400 per annum.
- Modern purpose-built, established hot food takeaway unit
- Located in a central Bicester housing estate
- First floor residential flat benefits from separate GF entrance
- Good local parking
- Close to main town and railway station with high speed rail service to London and Birmingham

**// Accommodation**

Measurements are provided on a net internal area (NIA) basis:

	SQ FT	SQ M
Ground Floor	647	60.12
First Floor	TBC	TBC
<b>TOTAL</b>	<b>TBC</b>	<b>TBC</b>

Ground Floor NIA includes ancillary storage of 1.90 sqm. First Floor two bed flat with separate kitchen, shower room and reception room with separate ground floor access.

**// Services**

Mains gas, electricity, water and drainage are connected. These services have not been tested by the Agents.

**// Leasehold**

Commercial lease 12 years from 15/6/21 until 15/6/33.  
Residential lease by way of AST.

**// Rental income**

Commercial rental: £14,000 per annum (Rent Review 16/06/2025)  
Residential Rental by way of AST: £1,200 pcm  
Gross income: £28,400 per annum.

**// Price**

Guide Price £270,000.

**// Service Charge**

There is a service charge of £753.41 per quarter (23/24).

**// Insurance**

The Landlord insures the building and recovers the premium from the Tenant.

**// Business Rates**

The Rateable Value is £13,500 from April 1st 2023.

**// EPC**

This property has an Energy Performance Asset Rating of C (60).

**// VAT**

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

**// Legal Costs**

Each party to bear their own legal costs incurred in this transaction.

**// Subject to Contract**



**// Viewing**

Strictly by prior arrangement through the agent:

Martin Patchett

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