

Rear of 2 North Street, Bicester, Oxfordshire, OX26 6ND

Semi Detached Two Storey Class E Office Premises

1,252 sq ft – For Sale £235,000



Sq Ft	Sq M	For Sale	Building Insurance Per Annum	Business Rates	EPC
1,252	116.31	£235,000	£TBA	£19,750	E - 108

Location

The property is located in a prominent position within Bicester town centre, close to Sheep Street and Market Square, which is on the edge of the pedestrianised area of the town and close to Pioneer Square, Bicester's 300,000 sq ft retailing development and 6 screen Vue Cinema. Other nearby retailers include a Sainsbury's Superstore, Wetherspoon's, New Look, Poundland and Nando's.

Bicester is located close to Oxford via the A34/A41 trunk road and the M40 London to Birmingham motorway via Junction 9 (2 miles) and Junction 10 (4 miles). The town is served by rail services to London Marylebone, Birmingham Snow Hill and Oxford. Bicester is subject to significant development and expansion with a current population of 32,000, which is set to rise to 50,000 by 2031.

Description

The property is situated to the rear of 2 North Street and was formerly occupied by a dentist practice. The premises is arranged over 2 storeys, providing ground floor retailing space, with a separate studio/office, reception, kitchen and WC.

The first floor comprises two offices/studios and separate WC. The premises are heated via electric storage heaters. There are no allocated parking spaces.

Accommodation (Measured in accordance with the RICS Code of Measuring Practice)

Floor	Use	Sq Ft	Sq M
Ground	Retail/Offices	572	53.14
First	Storage	680	63.17
Total		1,252	116.31

Terms & VAT

The property is available freehold with vacant possession at £235,000.

VAT will be payable in addition at the standard rate.

Services

We understand that all main services are provided to the property, but excluding gas.

None of the above services have been tested by the agents.

Business Rates

The Rateable Value for the whole building is £19,750. This is not what you pay. Further details are available from the agents or via the Local Charging Authority.

Viewing and further information

Please contact Chris White & Harvey White

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Chris White

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FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. January 2025.