

To Let

Modern ground floor retail/studio unit

12 Deans Court, Bicester, OX26 6AA

///mount.orchestra.shades

607 sq ft Modern Ground Floor Retail/studio Unit occupying a prominent corner site.



Situated prominently within Deans Court Parade in Bicester's town centre. The parade has a mix of professional services and independent retailers.

The property is currently arranged as an open plan reception/office/studio, with storage kitchen and WC to the side. The unit is located on the main route linking Claremont car park to Market Square. It benefits from a prominent position on the corner of the precinct's central block with three glazed returns.

Located in the Bicester area it 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.

More particularly the property features:

- Town centre location
- Parking space to the rear
- Double glazing throughout
- Electrical heating
- WC and kitchen
- CCTV to the parade
- Fully Carpeted
- Suspended ceiling
- Good Energy Rating, EPC-B

// Accommodation

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

	SQ FT	SQ M
Total Area	607	56.40

// Services

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

// Tenure

Leasehold

// Rent

£15,000 per annum.

// Service Charge

There is a service charge of £2,568 per annum.

// Insurance

The Landlord insures the building and recovers the premium from the Tenant. The cost for this property is currently £450 p.a.

// Business Rates

£9,700 ERV (May be subject to transitional relief.)

// EPC

12 Deans Court has an Energy Performance Asset Rating of B (48).

// VAT

All terms quoted are exclusive of VAT which is payable.

// 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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