

Investment For Sale

31 Sheep Street, Bicester, OX26 6JJ

-  £295,000 for the Freehold
-  823.4 Sq Ft / 76.49 Sq M
-  A two-storey retail investment property in a central location on Sheep Street, the main shopping street in Bicester town centre.
-  The property comprises retail accommodation at ground floor with a WC to the rear. Stairs lead to the first floor, which has three separate rooms off a landing.
-  The property is adjacent to Evans Walk, connecting to the Pioneer Square complex and its free 2 hour parking. Nearby occupiers include Sainsbury's, M&S Food and Superdrug.



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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 investment premises are available for sale freehold at a figure of £295,000.

The property is let on a 10 year lease from 17th October 2022, with a break date and rent review at 17th October 2025, at a rental of £18,000 per annum.

Accommodation

Net Internal Area:

Ground Floor Retail:	418.1 sq ft	(38.84 sq m)
First Floor Ancillary:	405.3 sq ft	(37.65 sq m)
Total:	823.4 sq ft	(76.52 sq m)

For further information
please contact:

01234 341311

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

Rates

Rateable Value £16,000. 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 73 - Band C.

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

