

# Claremont House, 1 Market Square Bicester, Oxfordshire, OX26 6AA

Grade II Listed Prominent E Class Premises with Development Potential  
For Sale or May Lease - 3,514 sq ft



Sq Ft	Sq M	Freehold	Rent Per Annum	Service Charge	Business Rates	EPC
3,514	536.50	Offers in Excess of £500,000	£40,000	N/A	£41,900	D - 89

### Location

Claremont House is prominently located fronting the main Market Square in Bicester town centre. The market town is located at Junction 9 of the M40 motorway and has impressive growth plans, with 10,000 new homes planned within 12 years; the population set to increase from 32,000 to 50,000+ by 2031.

Renowned for Bicester Village and its 6 million international visitors, Bicester also has excellent rail services to both London Marylebone & Paddington Stations Oxford, as well as Birmingham Snow Hill.

### Description

Claremont House comprises a Grade II listed Georgian building fronting Market Square in Bicester, with an interconnected two-storey building to the rear. The front original part of the building currently provides executive offices over the ground, first and second floors, together with attic storage.

The two-storey building adjoining to the rear has separate access and is also linked to the front building via corridor, providing additional office accommodation, boardroom, quality kitchen and basement storage. A pedestrian walkway exists from Market Square through to Deans Retail Courtyard and the large Claremont public pay and display car park situated behind the property.

We consider that Claremont House also has good potential for conversion to residential, subject to the relevant consents being obtained.

### Services

We understand all mains services are connected to the premises, including gas. None of these services have however been tested by the agents.

### Terms & VAT

The premises are available freehold with full vacant possession to be provided, with offers invited in the region of £500,000. Alternatively, the premises could be made available on a new lease, terms to be agreed and subject to contract at a rental of £40,000 per annum exclusive.

VAT will be payable in addition.

### Accommodation (Measured in accordance with the current R.I.C.S. Code of Measuring Practice)

Floor	Use	Sq Ft	Sq M
<b>Basement</b>	Stores	229	21.28
<b>Ground</b>	Front Office	339	31.51
	Front Store	13	1.22
	W/C		
	Rear Store	13	1.17
	Kitchen	95	8.82
	Boardroom	229	21.26
<b>First</b>	Rear Office	245	22.75
	Rear Office	249	23.11
	Rear Office	364	33.86
	Front Office	532	49.46
	W/C		
<b>Second</b>	Office	577	53.63
<b>Third</b>	Office/Stores	629	58.44
<b>Total</b>		3,514	536.50

### Viewing and further information

Please contact Chris White & Harvey White

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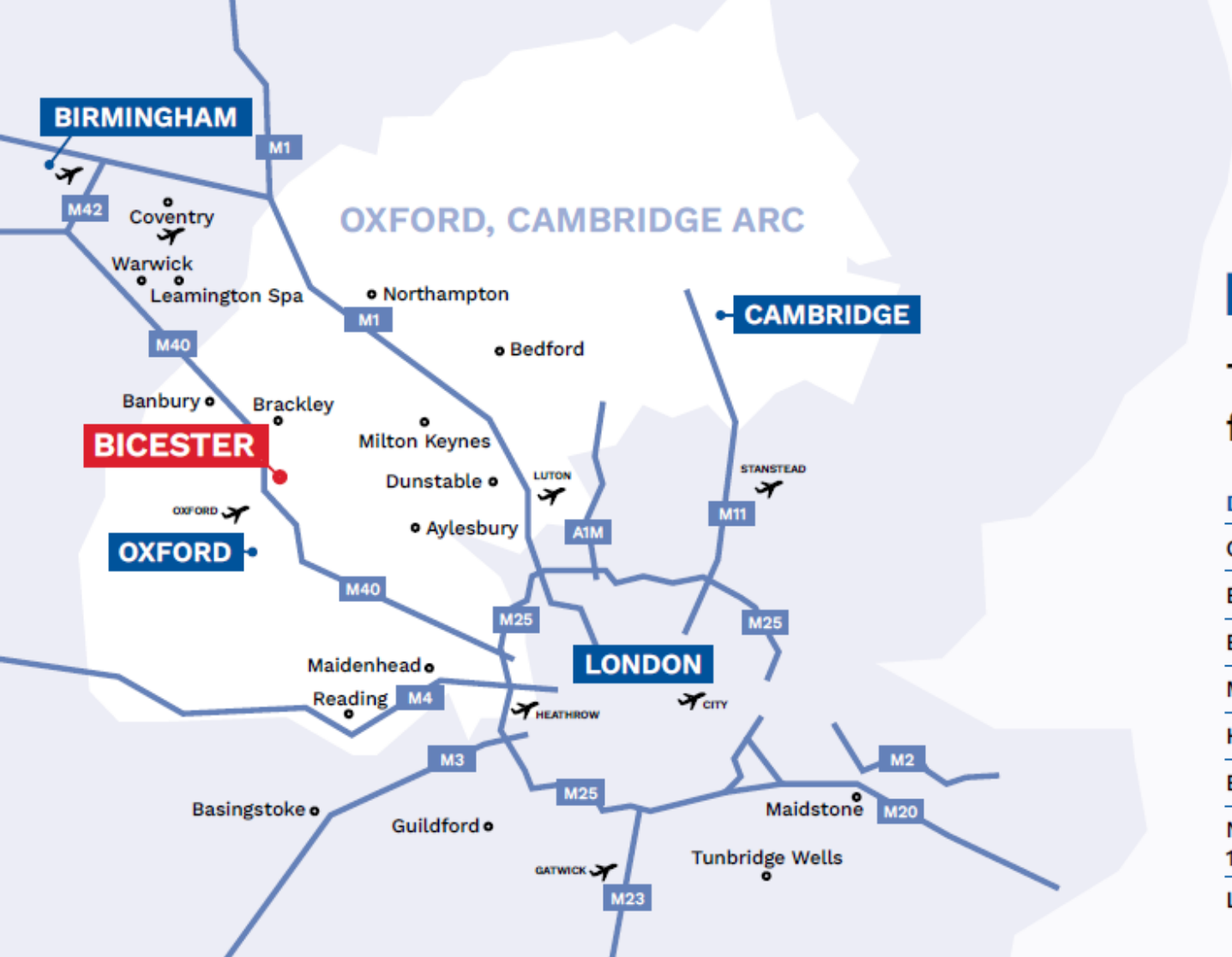


Chris White

Harvey White

### FURTHER INFORMATION

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# BICESTER

## Travel Distances from Bicester by Car



Destination	Miles	KM	Travel Time
Oxford M40/A34	10	16	20 mins
Banbury J11, M40	17	27	27 mins
Birmingham M40	66	106	1 hour 19 mins
Milton Keynes	25	40	35 mins
Heathrow Airport M40	50	80	54 mins
Birmingham Airport M40	53	85	1 hour
Northampton Junction 15a, M1	27	43	37 mins
London	63	101	1 hour 31 mins

## LOCATION

Bicester is situated at Junction 9 of the London to Birmingham M40 with excellent access to Oxford, London and Birmingham and the Thames Valley. Bicester is at the forefront of Oxfordshire's residential and commercial growth.

Bicester has a population of just over 37,020 which is projected to rise to 50,000+ by 2031. It has a catchment population of over 110,000. Bicester is internationally recognised for Bicester Village designer retail outlet with over 7 million visitors a year.

Train links to Bicester are unrivalled in the local area with 2 stations in the town, Bicester Village and Bicester Parkway, with direct links to London Marylebone, Birmingham and Oxford City.

