

For further information
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FREEHOLD INVESTMENT

Units 1 And 9, Evans Yard, Bicester, Oxfordshire OX26 6JT



£250,000 for the Freehold



Two Retail units on Evans Yard producing rental income combined of £16,800 per annum exclusive. Increasing to £17,300 as at 27th August 2029.

Unit 1 is let by way of a 5 year Lease from 1st April 2021, expiring on 30th March 2026 at a rent of £8,100 pa for use as a beauty salon.



Unit 9 is let by way of an extended Lease dated 1st May 2024 to 26th August 2034 at a passing rent of £8,700 pa increasing to £9,300 from 27th August 2029 for use as a hairdressers



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Location

Bicester is at the forefront of the UK's growth plan with excellent infrastructure and land supply - enabling rapid expansion. The town has easy access to both Junction 9 and 10 of the M40 as well as to the A43 and A34.

Terms & Tenure

Freehold Investment

Accommodation

Unit 1

Ground Floor Retail	14.06 Sq M	(151 Sq Ft)
First Floor Retail	8.83 Sq M	(95 Sq Ft)
Total	22.89 Sq M	(246 Sq Ft)

Unit 9

Ground Floor Retail	18.61 Sq M	(200 Sq Ft)
Ground Floor Kitchen	0.81 Sq M	(9 Sq Ft)
Total	19.42 Sq M	(209 Sq Ft)

Rates

Rateable Value : Unit 1 £5,000
Unit 9 £6,500

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 both units is D

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