



44-46 Sheep Street, Bicester, OX26 6LG

TO LET

HIGH STREET RETAIL PREMISES

7,015 sq ft (651.72 sq m)

- + Pedestrianised high street
- + Large ground floor retail premises
- + Quoting £75,000 per annum exclusive

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www.emanuel-jones.co.uk

LOCATION

The property is located in Bicester, a historical market town, in the Cherwell district of northeastern Oxfordshire in south-central England. The town is located approximately 17 miles north of Oxford and 32 miles south of Northampton. Bicester is well connected with access provided via the M40 and A41 which can in turn link to the M1 and M4 Motorways.

The property itself is located on Sheep Street, a popular retail thoroughfare which has also been pedestrianised. The property benefits from good public transport links which a number of bus routes servicing the local area. In addition there are local pay and display car parks, such as the Cattle Market car park a short 10-minute walk East. Sheep Street houses a number of local and national occupiers included Lounges, JD Wetherspoon and Coffee #1.



DESCRIPTION

The property comprises a two-storey building that is configured to provide large ground floor sales space with excellent glazed frontage onto Sheep Street. An internal staircase leads to the first floor which has ancillary storage / staff accommodation incorporating WC and breakout.

The property also benefits from rear loading area which can also be used as staff car park.

ACCOMMODATION

We understand the property comprises the following areas:

Ground Floor	6,087 sq ft		(565.52 sq m)
First Floor	927 sq ft		(86.20 sq m)
TOTAL	7,015 sq ft		(651.72 sq m)

RENT

The property is available at a quoting rent of £75,000 per annum exclusive.

LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

USE

The property benefits from class E planning consent.

BUSINESS RATES

The property has a rateable value of £97,500. Using the 2024/25 UBR (0.546) this gives results in rates payable of £53,235.

Interested parties should rely on their own enquiries with the Local Authority.

EPC

The property has an EPC rating of E (103). A full copy of the certificate can be provided upon request.

VAT

All figures quoted exclusive of VAT, where applicable.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through agents Emanuel Jones:-

Contact: David Williams / Carlo Piazza
 Email: david@emanuel-jones.co.uk
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SUBJECT TO CONTRACT AND AVAILABILITY



July 2024

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 Bicester, OX26 6LG

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