emanuel jones

To Let

# 16 Sheep Street

Bicester, OX26 6TB

3,086 sq ft (286.66 sq m)

- Town centre location
- Pedestrianised high street
- E planning consent

029 2081 1581

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 in turn links to the M1 and M4 Motorways.

The property itself is located on Sheep Street, a popular pedestrianised retail thoroughfare. The property benefits from good public transport links with 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 ground floor sales space with an excellent frontage onto Sheep Street. As well as additional first floor space which can be used as ancillary storage.

## Accommodation

According to the VOA, the property provides the following approximate areas. The first floor has not been measured.

| Room | Area sq ft | Area sq m |
|---|---|---|
| Ground Floor | 3,086 | 286.66 |
| First Floor | - | - |
| **Total** | **3,086** | **286.66** |

## Use

The property benefits from class E planning consent.

Interested parties should make their own enquiries with the local authority.

## Lease Terms

The property is available by way of a new full repairing and insuring lease with terms to be agreed.

## Rent

Quoting £40,000 per annum.

## Business Rates

The property has a rateable value of £48,0000. Using the 2026/27 UBR (0.432) this equates to rates payable of £20,738.

Interested parties are advised to make their own inquiries with the local authority.

## EPC

To be assessed.

Once the property has an EPC rating, a full copy of the certificate can be made available upon request.

## VAT

To be confirmed.

## Legal Costs

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

## Viewing

Strictly by appointment via sole agents Emanuel Jones:-

**Contact:** David Williams / Luca Piazza

**Email:** david@emanuel-jones.co.uk

luca@emanuel-jones.co.uk

**Subject to Contract and Availability.**

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and nessessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satify themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.

**Contact Us:**

029 2081 1581