

# To Let

## A town centre **office** **/ retail space**

27 Causeway | Bicester  
OX26 6AN

///marker.backs.choice

Ground floor retail premises within a Grade II Listed building located just off the Market Square in Bicester town centre. Internally in good decorative order with ample heating and lighting.



**Ground floor retail premises within a Grade II Listed building located just off the Market Square in Bicester town centre.**

Suitable for retail, office, clinic or leisure use under the new Class E use order.

27 Causeway is situated just off the Market Square in the heart of Bicester's shopping area. Bicester is one of the fastest growing towns in the UK and is a thriving North Oxfordshire town situated 12 miles north east of Oxford. The town benefits from excellent access to the M40 at Junction 9. The town has high speed rail links to London and Birmingham.

More particularly the property features:

- Prominent display window
- Good retail frontage
- Attractive Listed building
- Flexible space
- Low rateable value
- Close to public car parking

**// Accommodation**

Measurements are provided on a net internal area (NIA) basis:

	SQ FT	SQ M
Retail Area	367	34.08
Internal Storage	62	5.8
<b>Total Area</b>	<b>429</b>	<b>39.88</b>

**// Services**

Mains electricity, water and drainage are connected. These services have not been tested by the Agents.

**// Leasehold**

The property is available by way of assignment. It is held on lease for 15 years from April 2017 with a tenant break at 10th April 2026. POA.

**// Rent**

£14,750 pa.

**// Insurance**

The Landlord insures the building and recovers the premium from the Tenant.

**// Business Rates**

The rateable value is £6,000.

**// EPC**

An EPC is not required as the property is Listed.

**// VAT**

Nil VAT on rental. The property is not elected for VAT.

**// Legal Costs**

Each party to bear their own legal costs incurred in this transaction.

**// Subject to Contract**



**// Viewing**

Strictly by prior arrangement through the agent:

Martin Patchett

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**BICESTER CONTINENTAL MARKET**

OPEN

**ria**  
Money Transfer

CAUSEWAY

PIONEER SQUARE  
2 mins | 1.4 mins  
Library  
1 min | 1.5 min  
Church Street  
Historic Area

CHURCH LANE  
LEADING TO  
OLD PLACE YARD

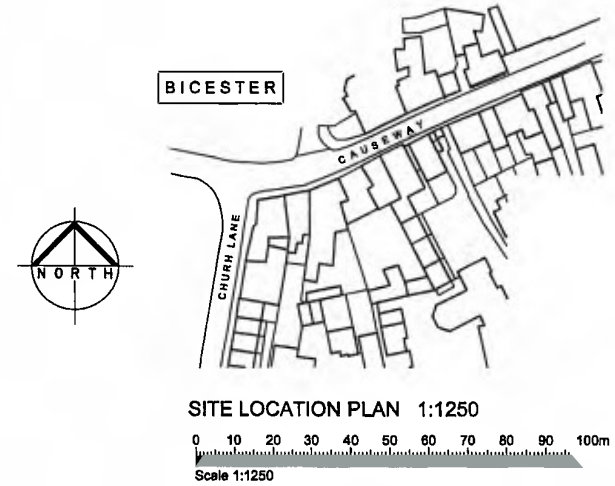
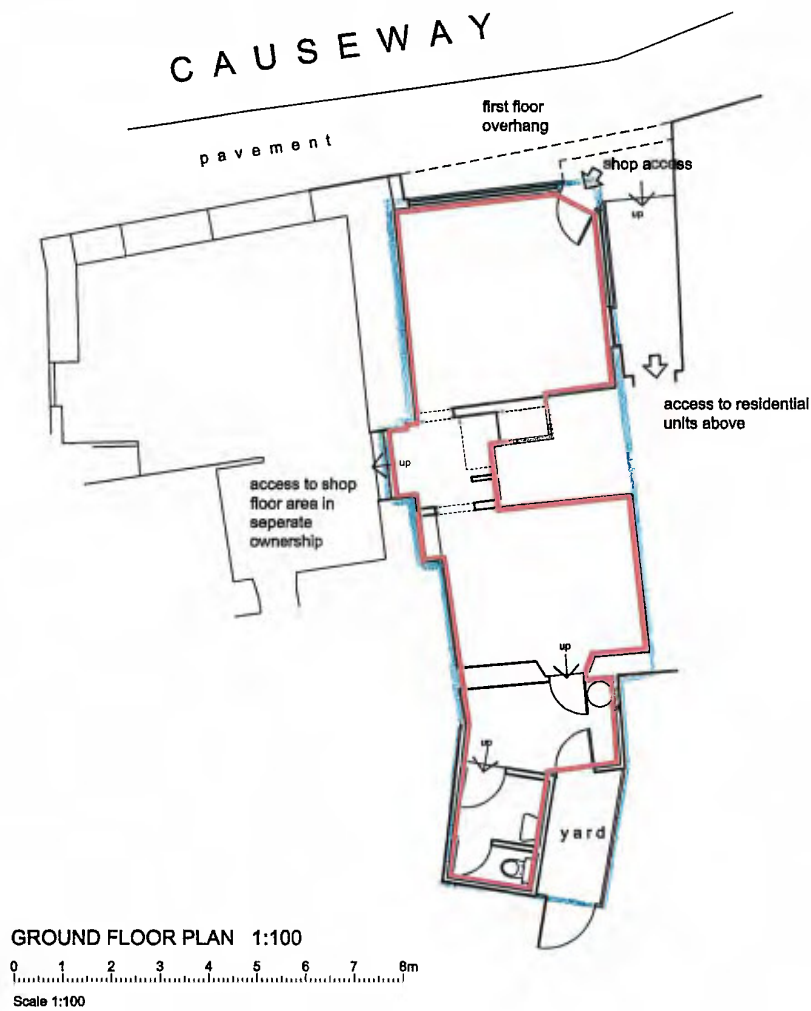
FOOD  
RESTAURANTS  
BEVERAGES

TOO & MOON





// Floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).