

For Sale

Prime retail property
investment

37 Market Square
Bicester | OX26 6AG

///warns.voter.sleep

Centrally located investment property, located near to the Sainsbury's superstore decked carpark which benefits from 2 hours free parking.



adalta real

[adaltareal.com](https://www.adaltareal.com)
01295 670 123

Grade II listed centrally located investment property. Over three floors with estate agents at ground floor, lettings agents first floor and second floor occupied by a nursing agency. Seperate rear building is currently vacant.

The property occupies a prime position in the towns market square. Positioned near Pizza Express, WH Smith, Costa Coffee and more. The town centre benefits from 2 hours free parking at the Sainsbury's superstore, less than 5 minutes' walk from the property. There are several other pay and display car parks around the town centre.

The Bicester area benefits from excellent access to the M40 at Junction 9 and the M1 at Junction 15a. The town has high speed rail links to London and Birmingham Bicester is one of the fastest growing towns in the country with excellent amenities including Bicester Village Retail Park.

// Accommodation & Rent

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

	SQ FT	SQ M	RENT
Basement	327	30.40	-
Ground Floor	688	63.90	£20,000 pa
First Floor	677	62.90	£14,000 pa
2nd Floor Office	460	42.7	£12,000 pa
Rear Building	560	52.0	Vacant
Total Area	2,384	221	

NIA 2,384 sq ft + basement to main building 327 sq ft.

// Guide Price

Freehold interest guide price £600,000.

// Business Rates

The rateable value is:
 Ground floor £21,000
 First floor £7,200
 Second floor £3,800

// Services

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

// Insurance

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

// Energy Performance Certificate

An EPC is not required for this property.

// VAT

VAT status TBA.

// 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

01295 670 123 | martin.patchett@adaltareal.com



Adalta Real Holdings Ltd. (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1. These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract; 2. Adalta Real Holdings Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; 3. No person in the employment of Adalta Real Holdings Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property; 4. Adalta Real Holdings Ltd will not be liable in negligence or otherwise for any loss arising from the use of these particulars; 5. No liability is accepted for any travelling or other expenses incurred by applicants in viewing properties that may have been let, sold, or withdrawn.