

# For Sale

Ground Floor **Retail unit** with residential **flat above**

7 Holm Square | Bicester |  
Oxfordshire | OX26 3YQ

///large.mutual.cone

Investment sale. Ground floor retail/takeaway unit with first floor two bed flat above with a separate entrance. Gross income of £30,900 per annum.



**Investment property, comprising a modern well maintained ground floor, end terrace, hot food take away unit with separate two bed first floor flat.**

Modern terraced unit in a purpose built parade of shops, anchored by Tesco Express serving the Southwold estate in Bicester. 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.

More particularly the property features:

- Gross income of £30,900 per annum.
- Long lease, 93 years left of 125-year lease
- Modern purpose-built, established hot food takeaway unit
- Located in a central Bicester housing estate
- First floor residential flat benefits from separate GF entrance
- Good local parking
- Close to main town and railway station with high speed rail service to London and Birmingham

#### // Accommodation

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

	SQ FT	SQ M
Ground Floor	647	60.12
First Floor	TBC	TBC
<b>TOTAL</b>	<b>TBC</b>	<b>TBC</b>

Ground Floor NIA includes ancillary storage of 1.90 sqm. First Floor two bed flat with separate kitchen, shower room and reception room with separate ground floor access.

#### // Services

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

#### // Ground Rent

There is long lease of 93 years remaining of the 125-year lease with a ground rent of £375 per annum.

#### // Leasehold

Commercial lease 12 years from 15/6/21 until 15/6/33. Residential lease by way of AST.

#### // Rental income

Commercial rental: £16,500 per annum (Rent Review 15/06/2029)  
Residential Rental by way of AST: £1,200 pcm  
Gross income: £30,900 per annum.

#### // Price

£270,000.00

#### // Service Charge

There is a service charge of £753.41 per quarter (23/24).

#### // Insurance

The Superior Landlord insures the building and recovers the premium from the Under Tenant, currently £620.65 per annum.

#### // Business Rates

The Rateable Value is £13,500 from April 1st 2023.

#### // EPC

This property has an Energy Performance Asset Rating of C (60).

#### // VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

#### // 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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