



RETAIL UNIT WITH FIRST & SECOND FLOOR ACCOMMODATION

46-47 MARKET SQUARE, BICESTER, OXFORDSHIRE,
OX26 6AJ

- Prime Location in Market Square, Bicester
- Double Fronted Retail Unit
- Additional First & Second Floor Space for Flexible Use
- Good Size Basement for Additional Storage

TO LET - £25,000 PA | 136 sq m (1,463 sq ft)

Tim Humphrey

Brown & Co
M: 07971 974229
T: 01295 273555
E: tim.humphrey@brown-co.com

Dilek Naylor

Brown & Co
M: 07971 923987
T: 01295 220214
E: dilek.naylor@brown-co.com

Banbury

6 Manor Park, Banbury Oxfordshire OX16 3TB
T 01295 273555 | E Banbury@brown-co.com

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LOCATION

The property is prominently positioned at 46–47 Market Square, in the heart of Bicester town centre, benefiting from a strong pedestrian presence and excellent visibility. Market Square forms one of the town’s primary commercial hubs and hosts a mix of national and independent retailers, services, cafés and local businesses, creating a vibrant trading environment.

Bicester is a historical market town that is in the Cherwell district of North East Oxfordshire. Bicester is located 1 mile from Junction 9 of the M40 motorway link between London, Oxford and Birmingham. Bicester's two railway stations, Bicester Village and Bicester North providing frequent rail services to Oxford, London Marylebone and other major destinations.

DESCRIPTION

46-47 Market Square is a Grade II listed period character building featuring timber-framed construction and partly rendered elevations. It comprises of a bright double fronted ground floor retail or office accommodation, and the first and second floor offer flexible accommodation. There are also stairs lead down to a good size basement floor. The premises has gas central heating, suspended ceiling with recessed lighting, laminate flooring to the ground floor and carpeted to the upper floor rooms. There is a kitchenette and WC facilities on the first floor.

ACCOMMODATION

The property has the following (approximate) net internal floor areas.

Description	Sq ft	Sq m
Ground Floor Retail	385	35.77
First Floor Offices	313	29.10
Second Floor Offices	456	42.36
Basement Floor	309	28.69
Total NIA	1,463	135.92

SERVICES

Mains gas, electric, water and drainage. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

The property has a Rateable Value of £28,250.

LEASE & RENTAL TERMS A new lease is offered on a fully repairing and insuring basis, terms to be agreed by negotiation.

EPC

The property has an EPC rating of D.

VAT

It is understood that VAT not is applicable.

LEGAL COSTS

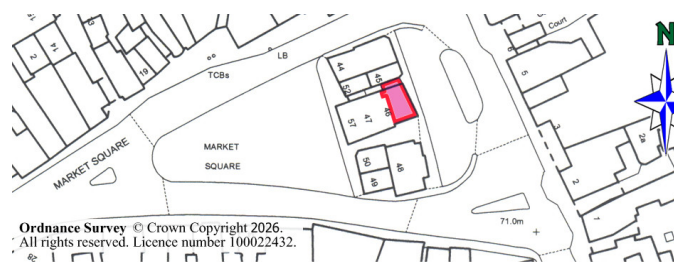
Each party will be responsible for their own legal costs incurred in documenting the letting.

VIEWING AND FURTHER INFORMATION

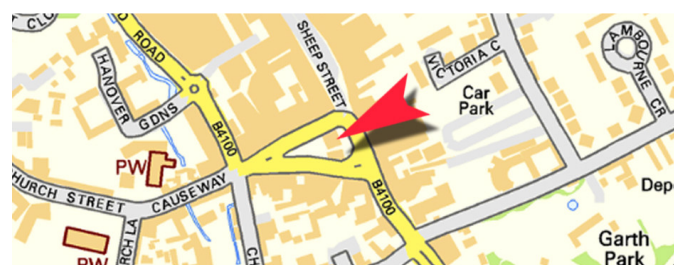
Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

Brown&Co	Brown&Co
Tim Humphrey	Dilek Naylor
01295 220210 / 07971 974229	01295 220214/ 07917 923987
tim.humphrey@brown-co.com	dilek.naylor@brown-co.com



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Oxfordshire OX16 3TB
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