

# For Sale

## Retail & residential investment

21 Causeway | Bicester | Oxfordshire  
OX26 6AN

[///rescue.link.suffer](http://rescue.link.suffer)

Ground floor retail unit under commercial lease with potential consent for 2 one bed flats in upper parts with separate entrance.



**adalta real**

[adaltareal.com](http://adaltareal.com)  
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**Terraced character building on a main route into Bicester's Market Square. Ground floor retail unit providing rental income with potential planning consent for two one-bed flats on the first and second floors benefiting from a separate entrance off Causeway.**

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.

GF-Commercial lease at £12,500 pa from 21/5/22 to 20/5/31. Lease break option 21/5/28. OMR rent reviews at 22/5/25 and 22/5/28. Upper parts with separate entrance vacant with planning consent for two one bed flats (planning ref 20/03285/056 expired Jan 2024).

More particularly the property features:

- Prominently located character building
- Near to the main town square and associated amenities and shops
- Potential residential planning consent for the upper parts
- Rental income from established GF commercial premises
- Separate entrance for the upper parts
- Private gardens to the rear

**// Accommodation**

Measurements are provided on a gross internal area (GIA) basis:

	SQ FT	SQ M
Ground Floor	555	51.56
First Floor	464	43.11
Second Floor	505	46.92
<b>TOTAL</b>	<b>1,524</b>	<b>141.59</b>

**// Services**

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

**// Tenure**

Freeholding quoting price £295,000.

**// Rent**

Ground Floor rental income £12,500 per annum.

**// Insurance**

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

**// Business Rates**

The rateable value for the First & Second Floor is £14,250. Ground floor retail unit rates paid by tenants.

**// EPC**

The ground floor of this property has an Energy Performance Asset Rating of B (46). The upper parts of this property are TBA. Copies of the EPC certificate are available from the Agent.

**// 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:

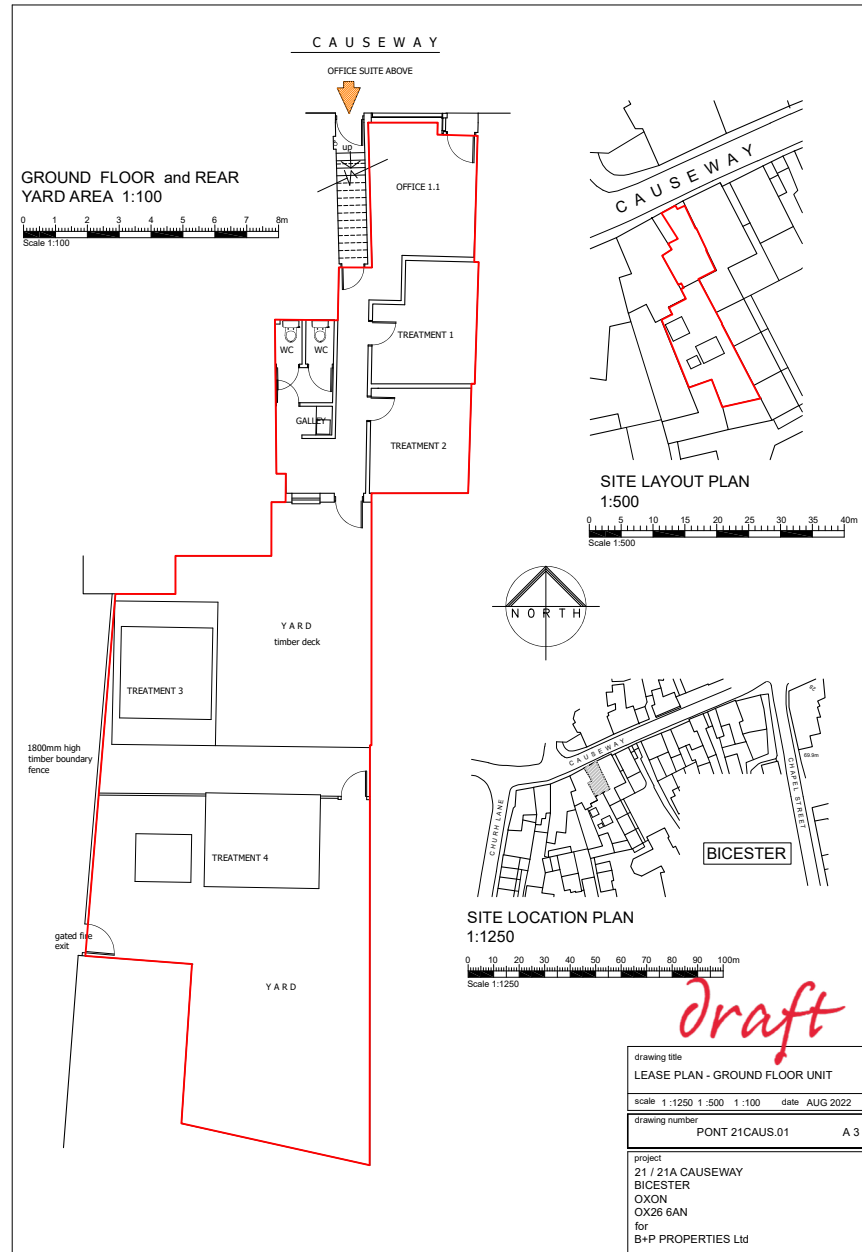
Martin Patchett

07974 355 057 | martin.patchett@adaltareal.com



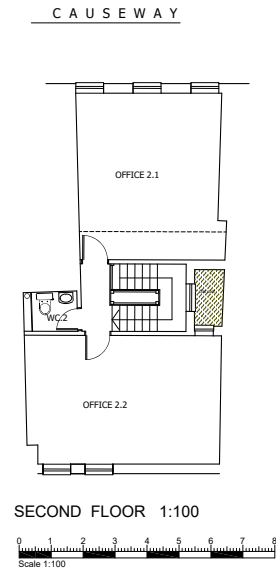
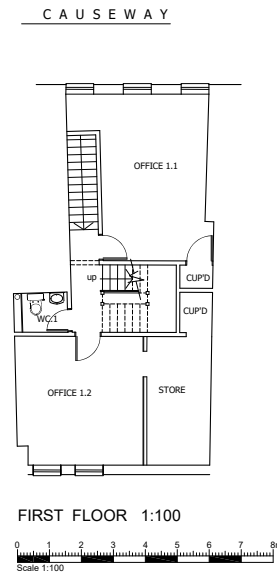
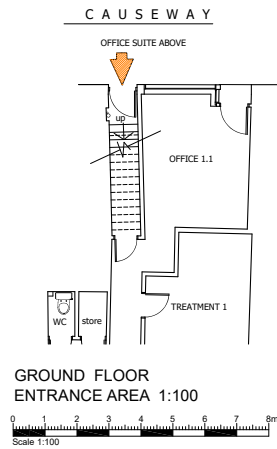
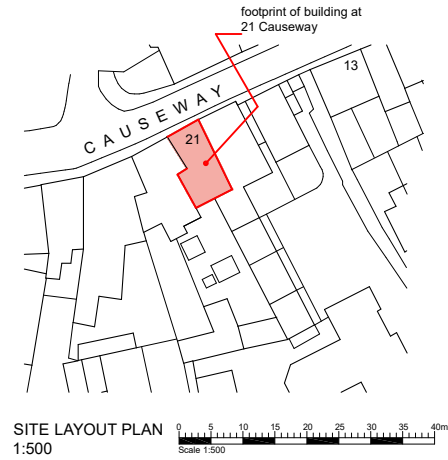
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// Ground floor and rear yard area plan



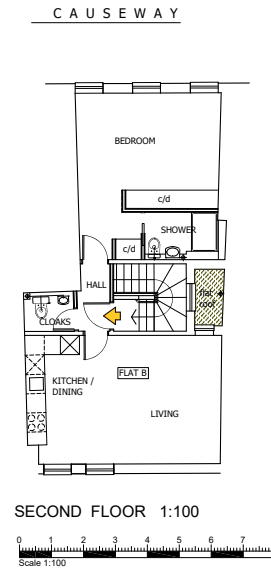
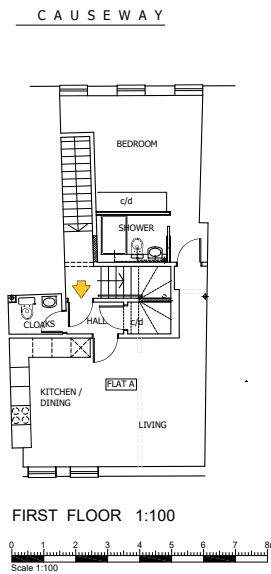
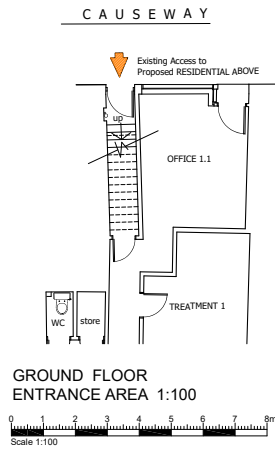
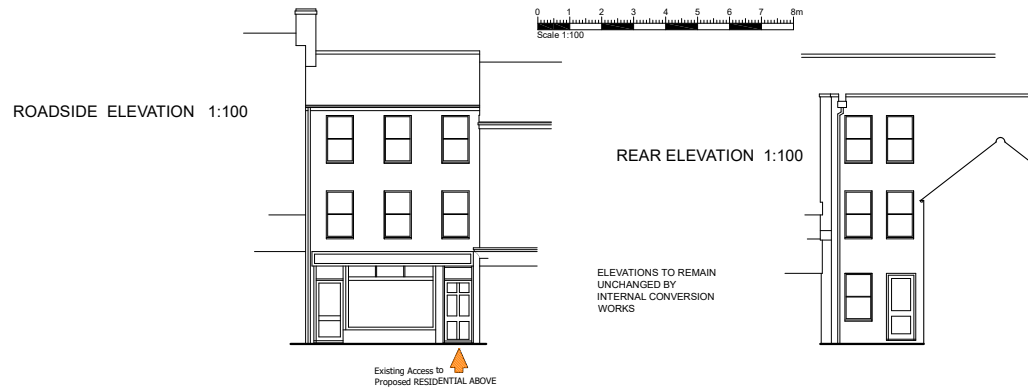
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

// Location, site layout and record of floor plans



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// Proposed floor plans and elevations



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