

For Sale

Freehold opportunity

29 Sheep Street | Bicester |
Oxfordshire | OX26 6JF

///kicks.pushy.name

Freehold opportunity comprising a centrally located character building in the main pedestrianised Sheep Street. Located adjacent to Evans Walk, which connects Sheep Street to Pioneer Square and its free 2 hour parking.

USA NAILS
01869 328 888

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OPEN

Nail Extensions
Opening Times
Mon - Sat
9.00am - 6.00pm

spa
Pedicure

NO APPOINTMENT NECESSARY

Freehold opportunity comprising a centrally located character building in the main pedestrianised Sheep Street. Retail space to both ground and first floors. First floor benefits from period features, open plan layout and vaulted ceiling.

Positioned near to national retailers such as: Newlook, Superdrug, Costa Coffee and Lloyds Bank. Adjacent to Evans Walk, connecting to the Pioneer Square complex and it's free 2 hour parking. 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:

- Prominent display window
- Period features
- Next to town centre car park
- Storage space
- Recently rewired in 2023

// Accommodation

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

	SQ FT	SQ M
Ground Floor (Retail)	267	24.79
Ground Floor (Kitchen)	61	5.69
First Floor (Retail)	254	23.59
TOTAL	698	54.07

// Services

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

// Price

Quoting price at £260,000 for freehold interest.

// Business Rates

The Rateable Value is £14,000 from April 1st 2023.

// EPC

An EPC is not required for this property.

// VAT

This property is not a VAT elected property.

// 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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