

To Let

Modern double fronted retail unit

6-8 Bowmont Square | Bicester |
Oxon OX26 2GJ

///tested.quilting.crinkled

Modern double retail unit in a busy location.



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Double unit forming part of a modern purpose-built terraced unit with parking to the rear.

Located in the Bicester area it 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 the Bicester Village Retail Park.

More particularly the property features:

- Glazed frontage (12.81m)
- Busy well located shopping arcade including Tesco local
- Double unit with WC, kitchen, etc. in each unit
- Benefits from Air conditioning
- Parking and service area to the rear
- Ground floor retail unit

// Accommodation

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

6-8 Bowmont Square	SQ FT	SQ M
	974	90.5

// Services

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

// Tenure

Leasehold.

// Rent

£19,500 per annum.

// Service Charge

Not applicable.

// Insurance

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

// Business Rates

The Rateable Value is £19,250 from 1st April 2023 (may be sub to transitional reliefs).

// EPC

6-8 Bowmont Square has an Energy Performance Asset Rating of B (39). Copies of the EPC certificate are available from the Agent.

// VAT

All terms quoted are exclusive of VAT which is payable.

// 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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