

To Let

Town centre **retail/ business unit**

13 Deans Court Shopping Centre |
Bicester | Oxfordshire | OX26 6RD

///shade.magic.brings

751 sq ft modern retail/business unit situated prominently within Deans Court Parade in Bicester's town centre. The parade has a mix of professional services and independent retailers.



Situated prominently within Deans Court Shopping Centre in the heart of Bicester's town centre. Deans Court has a mix of professional services and independent retailers.

The ground floor property is currently arranged as open plan with separate changing room and WC. The unit is located on the main route linking Claremont car park to Market Square. It benefits from glazed frontage with glazed return.

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:

- Town centre location
- Parking space to the rear
- Double Glazing throughout
- Electrical heating
- WC
- CCTV to the parade
- Steel Shutter Security Shutter
- Fully carpeted
- Suspended ceiling
- Good Energy Rating, EPC-C

// Accommodation

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

| Unit I3 | SQ FT | SQ M |
|-------------------|------------|--------------|
| Total Area | 751 | 69.77 |

// Services

Mains electricity (no gas), water and drainage are connected. These services have not been tested by the Agents.

// Tenure

The premises are available by way of a new effectively fully repairing and insuring lease for a term of years to be agreed by negotiation.

// Rent

£15,500.00 per annum. Includes 1 car parking space.

// Service Charge

The service charge for 2023-2024 is £2,833.70. per annum. Further details are available on request.

// Insurance

The Landlord insures the building and recovers the premium from the Tenant. Currently the insurance is £461.42 per annum.

// Business Rates

The Rateable Value is £10,000 and may be subject to transitional relief.

// EPC

13 Deans Court has an Energy Performance Asset Rating of C (56). 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

07974 355 057 | martin.patchett@adaltareal.com



Adalta Real Holdings Ltd. (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1. These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract; 2. Adalta Real Holdings Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; 3. No person in the employment of Adalta Real Holdings Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property; 4. Adalta Real Holdings Ltd will not be liable in negligence or otherwise for any loss arising from the use of these particulars; 5. No liability is accepted for any travelling or other expenses incurred by applicants in viewing properties that may have been let, sold, or withdrawn.

