



All enquiries Ref: Callum Glenn or Chris Glenn

- **Freehold Unbroken Block of Flats**
- **Mainly Let – One unit Vacant**
- **Current Rent Reserved £113,200 per annum.**

#### Location:

The property is located in this residential area just to the north of Bicester Town Centre and the famous Bicester Village Outlet Village. It is ideally located for transport links being just off the Banbury Road with the A41 and M40 motorway both easily accessible. Bicester North rail station is within half a mile of the property which provides fast connections to London Marylebone and Birmingham Moor Street.

#### Accommodation/ Tenancy:

Flat No	Accommodation	EPC Rating	Council Tax band	Tenancy	Rent
1	Ground Floor One Bed Flat	D – 32 sq m (344 sq ft)	A	AST expiring 23/05/24	£7,800 pa
2	Ground Floor One Bed Flat	C – 49 sq m (527 sq ft)	A	AST expiring 05/09/24	£8,400 pa
3	Ground Floor One Bed Flat	C – 51 sq m (548 sq ft)	A	AST expiring 09/09/24	£8,400 pa
4	Ground Floor One Bed Flat	C – 32 sq m (344 sq ft)	A	AST expiry date TBC	£7,000 pa
5	Ground Floor One Bed Flat	C – 23 sq m (247 sq ft)	A	AST expiring Feb 2025	£10,200 pa
6	Ground Floor Studio Flat	C – 32 sq m (344 sq ft)	A	AST expiring 12/12/24	£7,800 pa
7	Ground Floor Studio Flat	D – 33 sq m (355 sq ft)	A	AST expiring 02/01/25	£7,800 pa
8	Ground Floor One Bed Flat	D – 31 sq m (333 sq ft)	A	AST expiring 08/12/24	£7,800 pa
9	First Floor One Bed Flat	D – 45 sq m (484 sq ft)	A	AST expiring 13/05/24	£7,800 pa
10	First Floor One Bed Flat	D – 48 sq m (516 sq ft)	A	AST expiring 29/02/24 (holding over)	£7,800 pa
11	First Floor One Bed Flat	C – 33 sq m (355sq ft)	A	AST expiring 18/03/24 (holding over)	£7,800 pa
12	First Floor Studio Flat with Balcony	C – 32 sq m (344 sq ft)	A	AST expiring 06/08/24	£8,100 pa
13	First Floor Studio Flat with Balcony	C – 31 sq m (333sq ft)	A	AST expiring 31/10/24	£8,400 pa
14	First Floor One Bed Flat	C – 31 sq m (333sq ft)	A	AST expiring 30/09/24	£8,100 pa
15	Studio Flat was used as Office	TBC	TBC	Vacant	Vacant

#### Description:

The property comprises an unbroken purpose built block of fifteen apartments (flat 15 currently utilised as an office) and was constructed in 2001. The block provides external areas for residents parking and offers the opportunity for a buyer to consider enhancing the rent through further management or consider selling off individual flats for profit.

#### Total Rent Reserved:

**£113,200** plus vacant possession of Flat 15