

27 Causeway, Bicester, OX26 6AN

For Lease – Ground Floor Class E Retailing Unit – 429 sq ft

white
commercial.co.uk



whitecommercial.co.uk | 01295 271000

| Sq Ft | Sq M | Rent Per Annum | Service Charge PA | Building Insurance PA | Rateable Value | EPC |
|-------|-------|----------------|-------------------|-----------------------|----------------|--------|
| 429 | 39.88 | £12,750 | N/A | TBC | £6,000 | C - 53 |

Location

Bicester is located close to Oxford via the A34/A41 trunk road and the M40 London to Birmingham motorway via Junction 9 (2 miles) and Junction 10 (4 miles). The town is served by rail services to London Marylebone, Birmingham and Oxford. The town is subject to significant development and expansion with a current population of 32,000, which is set to rise to 50,000 by 2031.

The premises is located on the corner of Church St and Causeway, just off Bicester's main Market Square and within the conservation area of Bicester town centre. Neighbouring occupiers include Bicester Continental Market and Causeway Dental Practice, as well as a number of restaurants.

Notably Bicester's 'Pioneer Square' is also in close proximity, a 300,000 sq ft retailing development, together with a Sainsburys and 6 screen 'Vue' Cinema.

Description

The premises comprises the ground floor of a larger Grade II listed building, providing open plan retail sales area, with rear office/storage, together with WC and kitchenette to the rear. Benefitting from Class E, the premises could suit a wide variety of occupiers and uses.

Accommodation

(Measured in accordance with the RICS Code of Measuring Practice).

| Floor | Use | Sq Ft | Sq M |
|--------------|---------|------------|--------------|
| Ground | Zone A | 188 | 17.49 |
| | Retail | 36 | 3.31 |
| | Retail | 143 | 13.28 |
| | Storage | 62 | 5.8 |
| | WC | - | - |
| Total | | 429 | 39.88 |

Terms & VAT

The ground floor premises is available on a new effective fully repairing and insuring lease, with terms to be agreed and subject to contract at a rent of £12,750 per annum, exclusive of other outgoings.

We are advised that VAT will not be payable in addition to the rent.

Service Charge and Building Insurance

There is no service charge payable. The landlord will provide building insurance and will recover the proportionate premium from the lessee annually in advance. The lessee will be responsible for contents insurance.

Services

We understand that all main services are provided to the property, excluding gas. None of these services have however been tested by the agents.

Business Rates

The Rateable Value for the ground floor is £6,000. Small business rates relief may be available. This will need to be claimed by the ingoing tenant and is subject to eligibility. Further information is available from White Commercial or via the Local Charing Authority upon request.

Viewing and further information

Please contact Chris White & Harvey White

Email: chris@whitecommercial.co.uk
and harvey@whitecommercial.co.uk

www.whitecommercial.co.uk | 01295 271000

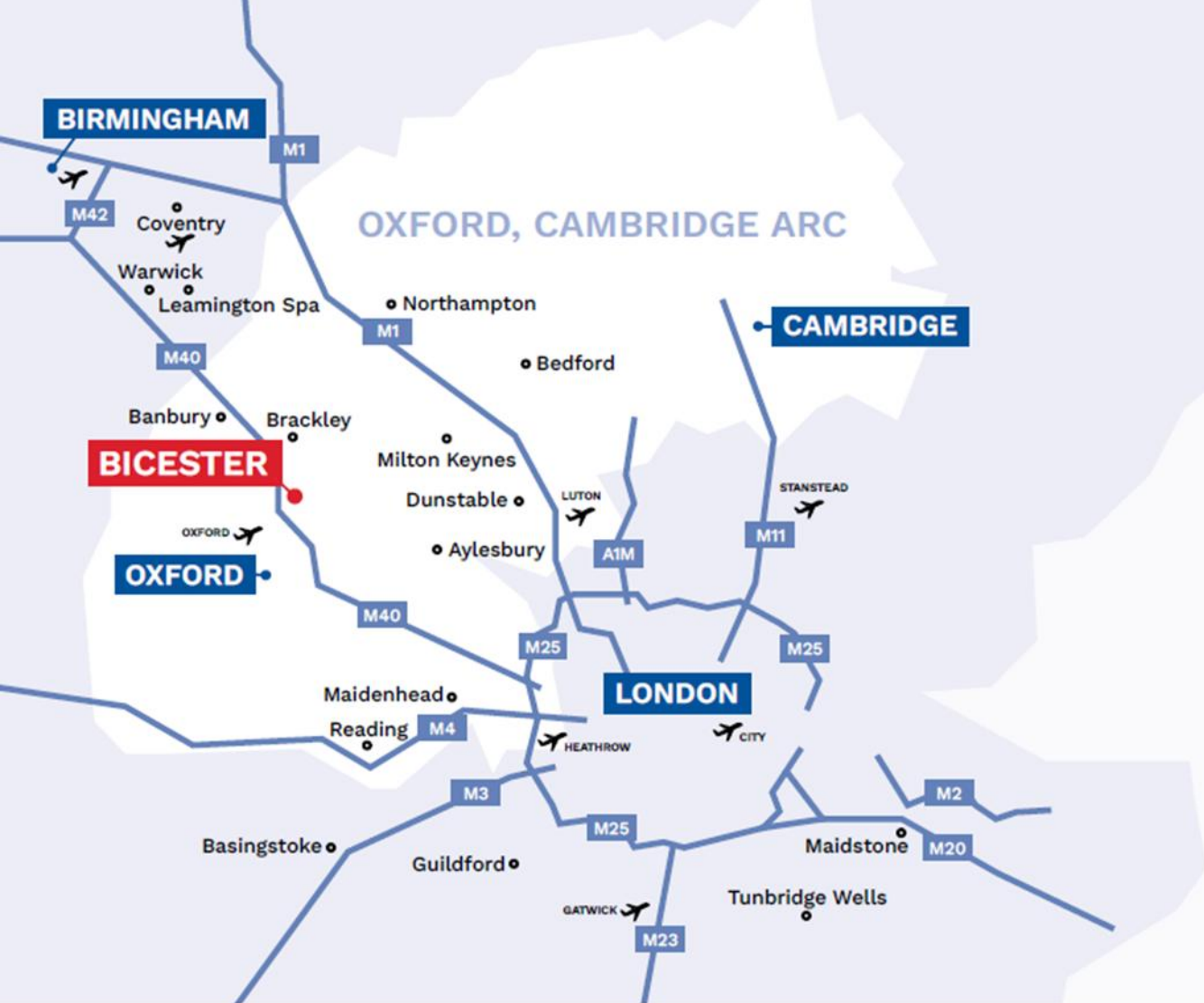


Chris White

Harvey White

FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. September 2025.



BICESTER

Travel Distances from Bicester by Car



| Destination | Miles | KM | Travel Time |
|------------------------------|-------|-----|----------------|
| Oxford M40/A34 | 10 | 16 | 20 mins |
| Banbury J11, M40 | 17 | 27 | 27 mins |
| Birmingham M40 | 66 | 106 | 1 hour 19 mins |
| Milton Keynes | 25 | 40 | 35 mins |
| Heathrow Airport M40 | 50 | 80 | 54 mins |
| Birmingham Airport M40 | 53 | 85 | 1 hour |
| Northampton Junction 15a, M1 | 27 | 43 | 37 mins |
| London | 63 | 101 | 1 hour 31 mins |

LOCATION

Bicester is situated at Junction 9 of the London to Birmingham M40 with excellent access to Oxford, London and Birmingham and the Thames Valley. Bicester is at the forefront of Oxfordshire's residential and commercial growth.

Bicester has a population of just over 37,020 which is projected to rise to 50,000+ by 2031. It has a catchment population of over 110,000. Bicester is internationally recognised for Bicester Village designer retail outlet with over 7 million visitors a year.

Train links to Bicester are unrivalled in the local area with 2 stations in the town, Bicester Village and Bicester Parkway, with direct links to London Marylebone, Birmingham and Oxford City.

