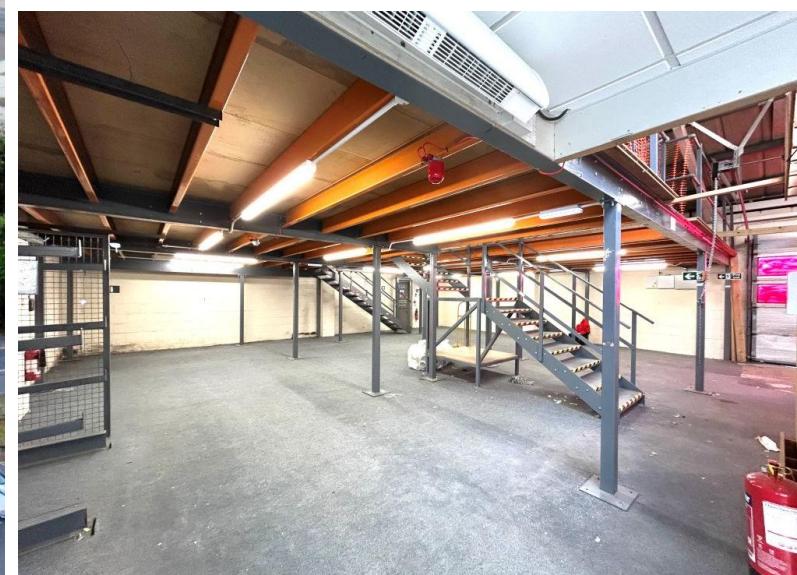


1 Churchill Road & Village Fabrics, Churchill Road, Bicester, OX26 4PZ  
For Lease – Retail/Trade Showroom from 1,217 - 6,597 sq ft

white  
commercial.co.uk



Unit	Sq Ft	Sq M	Rent Per Annum	Service Charge PA	Building Insurance PA	Rateable Value from 1 <sup>st</sup> April 2026	EPC
1	5,171	443.07	£47,500	N/A	£1,353.80	£38,500	C – 73
Village Fabrics	1,426	132.00	£23,500		£559.20	£19,500	
Combined	6,597	612.87	£70,000		£1,913.00	£58,000	

## 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 Snow Hill and Oxford. Bicester is at the heart of a dynamic, regional economy with strong growth in advanced manufacturing, distribution and logistics and high technology and science based industries.

The building is situated at Churchill Road accessed from the established Launton Road Industrial Estate and close to Bicester Town Centre.

## Description

Unit 1 comprises a prominent modern end of terrace retail showroom property with first floor mezzanine. The property has modern glazed frontage and eaves to 3.5m and up and over sectional door measures. Village Fabrics comprises a prominent modern terraced retail unit. There is a shared car park to the front.



## Accommodation

(Measured in accordance with the RICS

Chris White

Harvey White

Unit	Use	Sq Ft	Sq M
1	Retail/Showroom	3,954	330.05
	Mezzanine	1,217	113.02
Village Fabrics	Retail/Showroom	1,426	132.00
		<b>6,597</b>	<b>612.87</b>

## 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](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. November 2025.

## Terms & VAT

Unit 1 is available by way of an assignment of the existing lease expiring on 31st May 2027 at a rental of £47,500 per annum with Village Fabrics available on a new lease at a rent of £23,500 per annum. Alternatively the units can be taken as a whole at a rent of £70,000 per annum, all exclusive of other outgoings and subject to contract. We are advised that VAT will not be payable in addition.

## 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

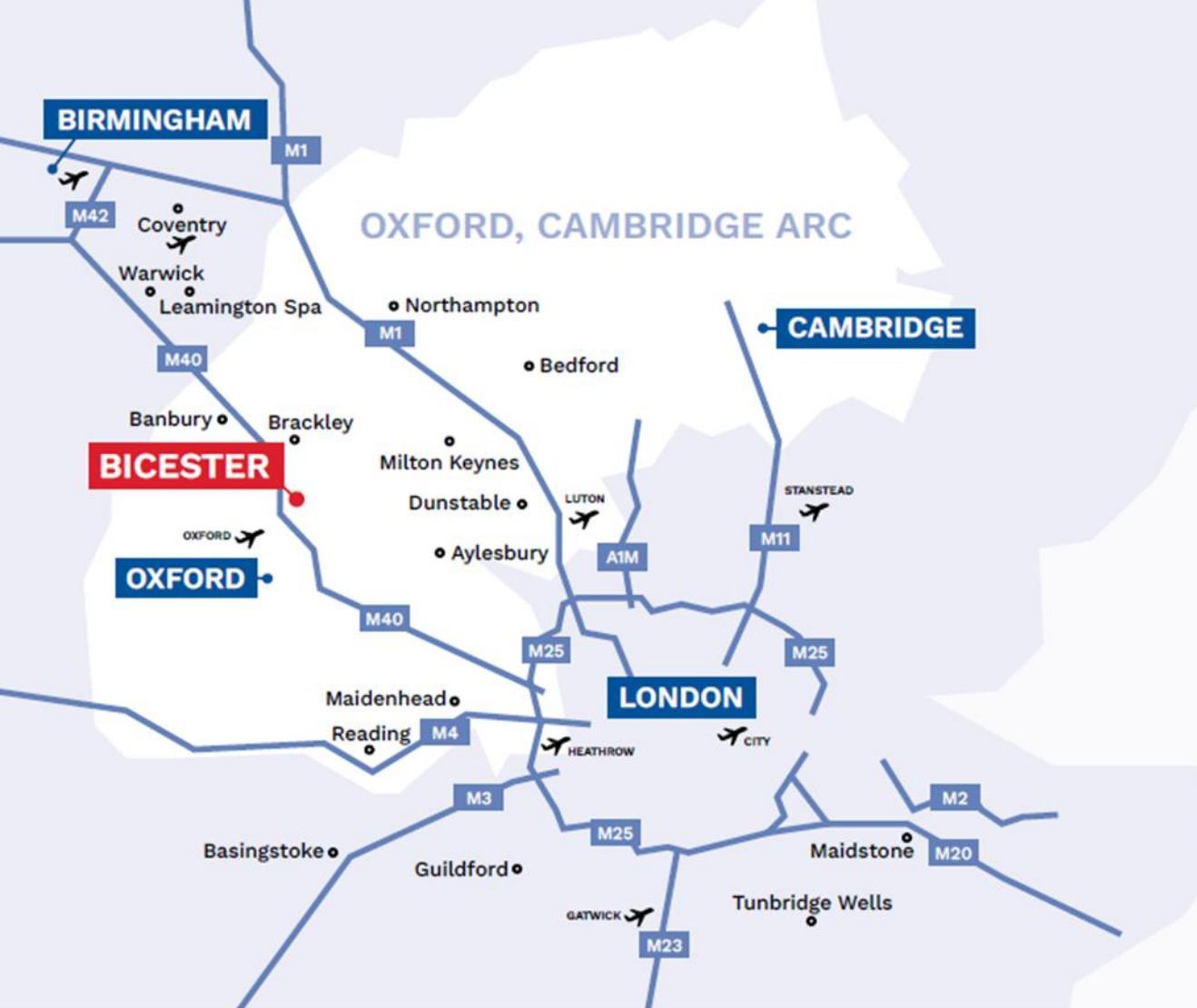
Please see the above table for financial information, further information is available from White Commercial or via the Local Charing Authority upon request.

## Viewing and further information

Please contact Chris White & Harvey White

Email: [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk)  
and [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)

[www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) | 01295 271000



## 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.

## 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