

12 Sheep Street, Bicester, OX26 6TB

For Lease – Ground Floor Class E Retailing Unit - 5,898 sq ft

white  
commercial.co.uk



Sq Ft	Sq M	Rent Per Annum	Service Charge PA	Building Insurance PA	Rateable Value PA	EPC
5,898	547.93	£60,000	N/A	£3,130.32	To be assessed	C - 59

#### 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 property is located within the pedestrianised and conservation area of Bicester town centre and is notably situated close to Pioneer Square, Bicester's 300,000 sq ft retailing development and 6 screen Vue Cinema. Surrounding occupiers include Sainsbury's, Costa Coffee, New Look, B&M and Nando's.

#### Description

The premises comprises a ground floor 10.5m wide-fronted self-contained Class E retailing unit, providing a large and open plan sales area.

The property has been vacated by previous occupier 'Iceland' and the upper floors are currently subject to conversion to residential. There are currently no welfare facilities serving the ground floor and the retail unit requires refurbishment. An incentive package is to be provided by the landlords subject to terms and contract.

There will notably be provision for a service corridor, leading to the rear of the property for loading and unloading capability. Plans are available upon request.

#### Accommodation

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

Floor	Use	Sq Ft	Sq M
<b>Basement</b>	Storage	-	-
<b>Ground</b>	Zone A	752	69.85
	Zone B	752	69.85
	Zone C	831	77.22
	Remainder	3,563	331.01
<b>Total</b>		<b>5,898</b>	<b>547.93</b>

#### 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 £60,000 per annum, exclusive of other outgoings.

We are advised that VAT will be payable in addition.

#### Service Charge and Building Insurance

There is currently no 'on account' 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 will need to be reassessed by the valuation office agent. Further information and an estimate 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



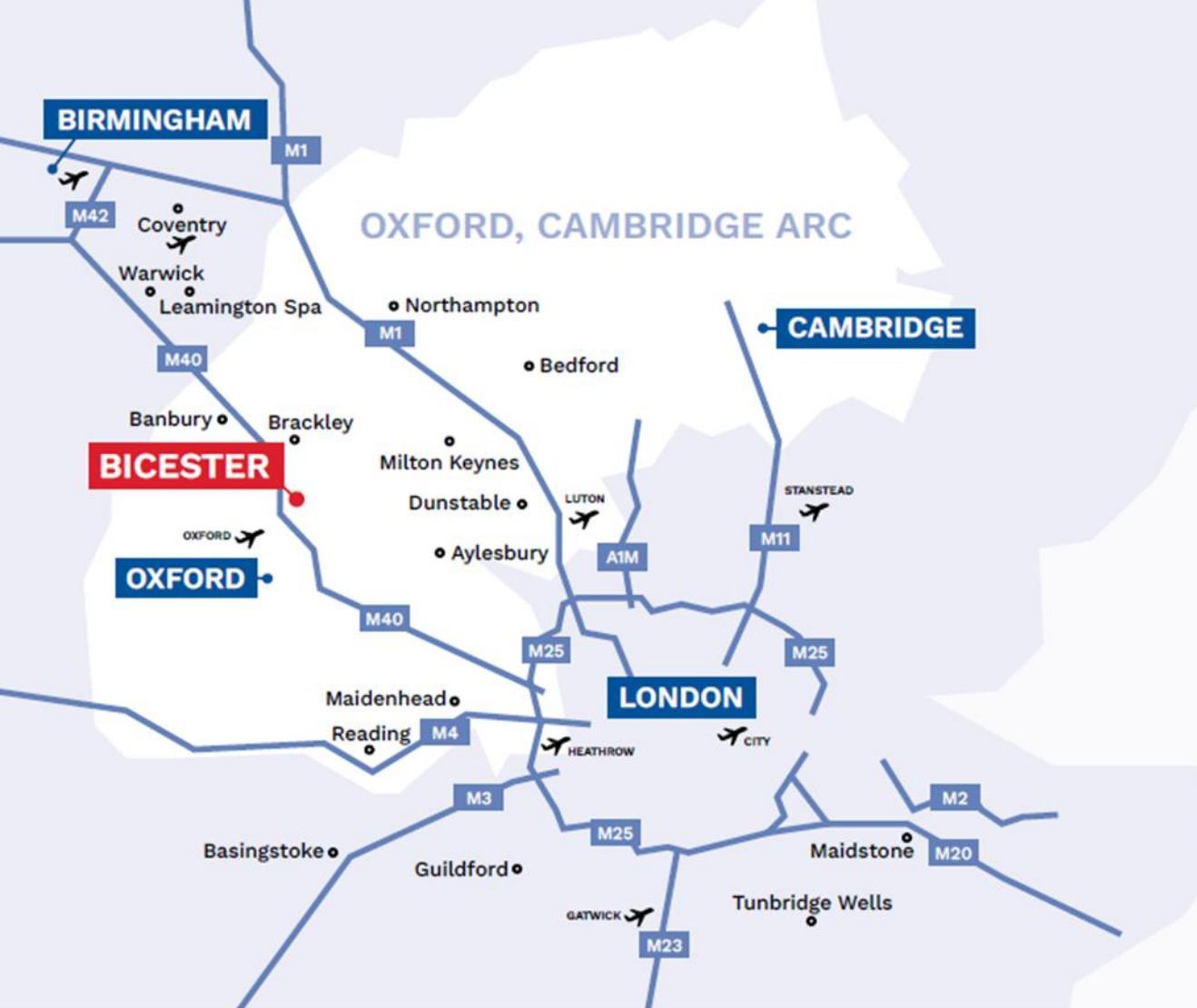
Chris White



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](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. 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.