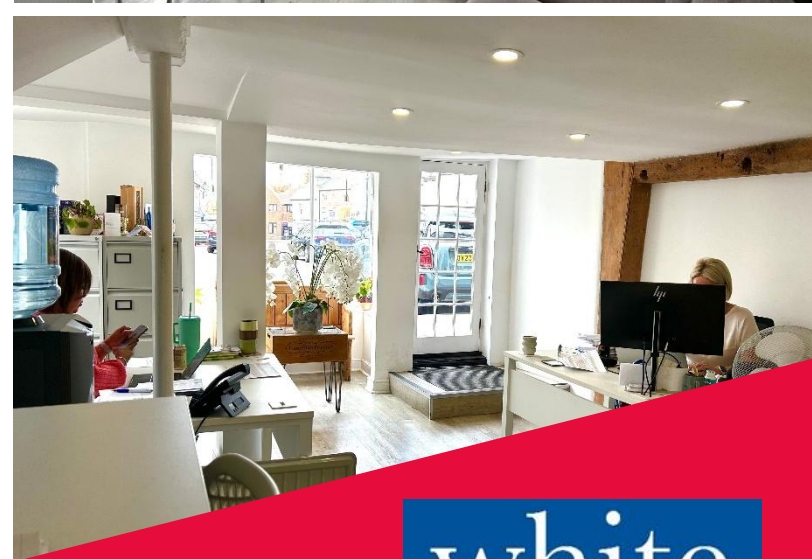
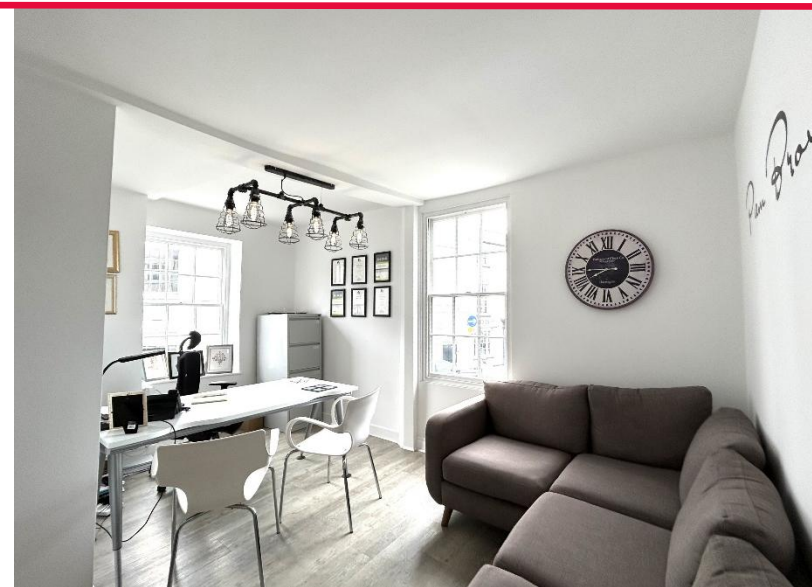


# 49 Market Square, Bicester, OX26 6AJ

Available For Lease - Grade II Listed Class E Premises - 1,021 Sq Ft



Sq Ft	Sq M	Current Use	Rent Per Annum Exclusive	Rateable Value	EPC
1,021	94.85	Class E	£20,000	£20,500	D – 87

### Location

49 Market Square is prominently located fronting the main Market Square in Bicester town centre. The market town is located at Junction 9 of the M40 motorway and has impressive growth plans, with 10,000 new homes planned within 12 years; the population set to increase from 32,000 to 50,000+ by 2031.

Renowned for Bicester Village [www.thebicestercollection.com/en/villages](http://www.thebicestercollection.com/en/villages) and its 6 million annual international visitors, Bicester also has excellent rail services to both London Marylebone & Paddington Stations Oxford, as well as Birmingham.

### Description

The premises comprise a corner three-storey Grade II listed building within Market Square, Bicester. The ground floor is currently used as offices, with the first and second floor used as offices/storage. The first and second floors have planning permission for residential use with the first floor benefitting from a kitchen and WC and the second floor benefitting from a separate kitchen and bathroom.

There are no parking spaces with the premises, however there is excellent paid public car parking provision surrounding and also to the front of the property.

**Accommodation** (Measured in accordance with IPMS3 and the current RICS Code of Measuring Practice)

Floor	Use	Sq Ft	Sq M
Ground	Office	327	30.34
First	Residential	331	30.77
Second	Residential	363	33.74
<b>Total</b>		<b>1,021</b>	<b>94.85</b>

### Terms & VAT

The premises are available on a new fully repairing and insuring lease at a rental of £20,000 per annum exclusive. We are advised that VAT will be payable in addition at the standard rate.

### Business Rates

The rateable value for 49 Market Square is £20,500. This is not what you pay. Further details are available from White Commercial or the rating authority.

### Services

We understand that all mains' services are connected to the premises, including electricity, mains water and drainage.

None of these services have however been tested by the agents.

### Viewings/Further Information

Viewings are strictly by appointment only, to be arranged via the agents.

Please contact Chris White or Harvey White.

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

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



Chris White

Harvey White

Or the Joint Agent

Martin Patchett

Email: [martin.patchett@adaltareal.com](mailto:martin.patchett@adaltareal.com)

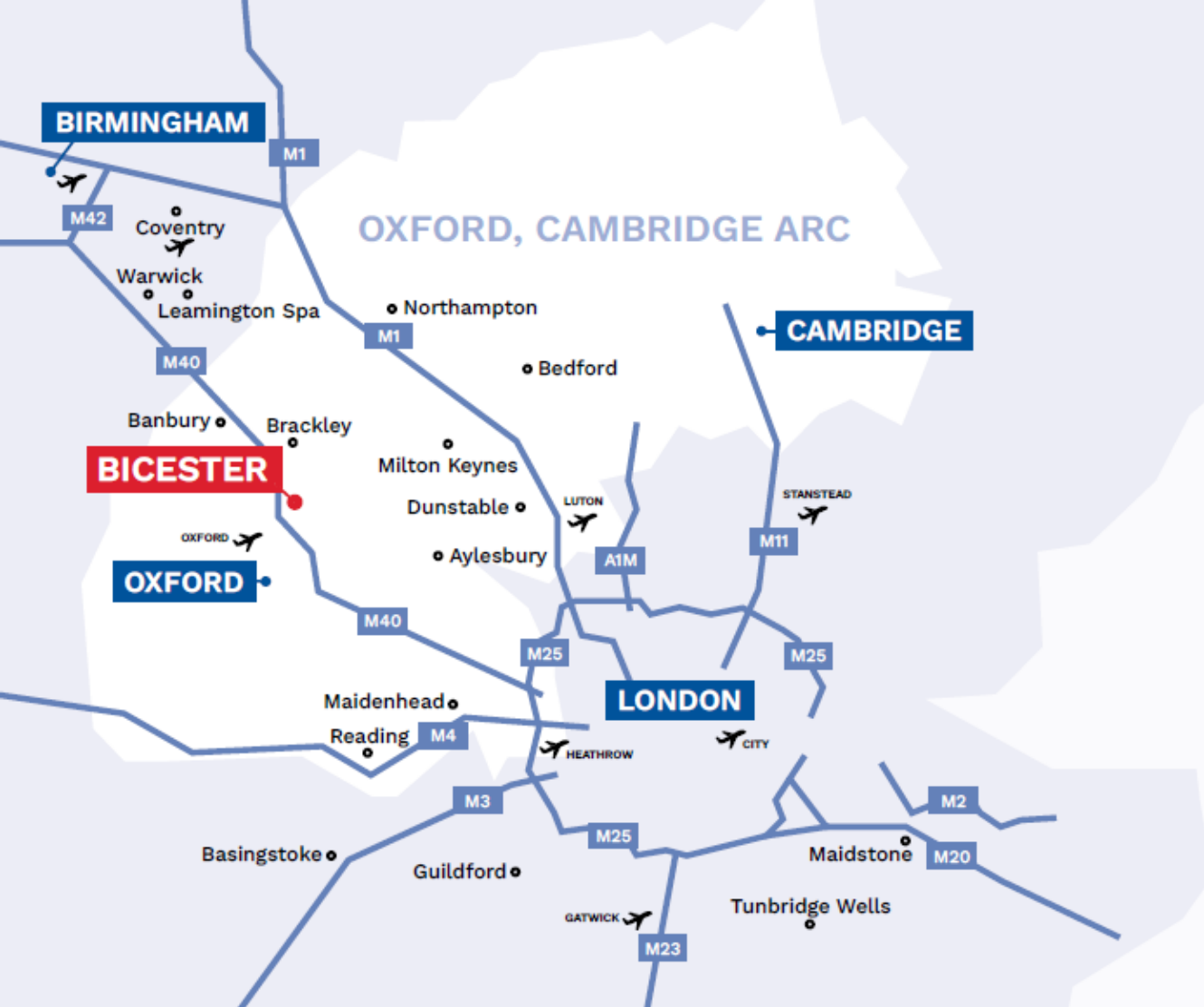
Tel: 01295 670123



### 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. May 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.