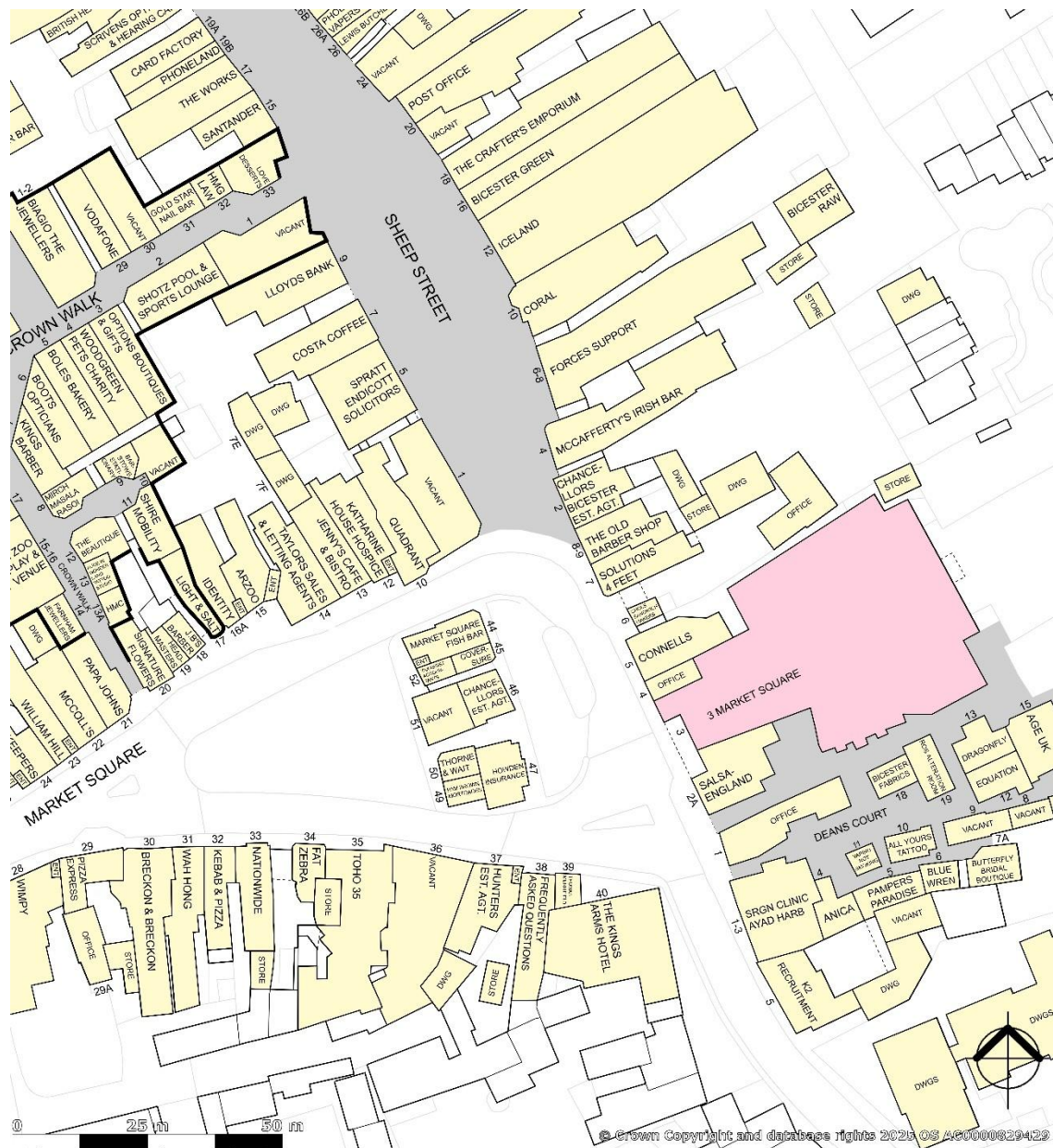


3 Market Square, Bicester, OX26 6AA

To Let/May Sell – Substantial Retail Premises – 24,620 sq ft Plus Car Parking



| Sq Ft | Sq M | Rent Per Annum Exclusive | Service Charge PA | Building Insurance PA | 2023 Rateable Value | EPC |
|--------|----------|--------------------------|-------------------|-----------------------|---------------------|-----|
| 21,832 | 2,028.25 | £125,000 | N/A | £9,760.82 | £126,000 | TBC |



Location

3 Market Square is prominently located in the main Market Square in Bicester town centre. Bicester 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 and its 6 million international visitors, Bicester also has excellent rail services to both London Marylebone & Paddington Stations Oxford, as well as Birmingham Snow Hill.

Description

3 Market Square comprises retail accommodation in a prominent Grade II Listed three storey period building fronting Market Square. The property benefits from a large modern rear extension over two floors providing retail sales at ground floor level and ancillary storage at both ground and first floor.

The rear extension also benefits from a secondary entrance, which links to the Claremont Car Park, one of Bicester's main car parking facilities, situated to the rear. The property has its own separate access road, service area and loading bay accessed off Victoria Road, with a roller shutter door for store deliveries.

To the rear are 38 car parking spaces currently let to Cherwell District Council and form part of a wider Victoria Road council run car park which provides a total of 159 additional surface car parking spaces.

Market Place Bicester – A 'Multi Million Pound' Enhancement Initiative

Market Square in Bicester comprises part of Cherwell District Council's 'multi-million pound' redevelopment and enhancement initiative in conjunction with the new Local Plan 2042. The project illustrates the Council's commitment to enhancing both the town centre and Bicester's long-term evolution.

www.cherwell.gov.uk/info/260/bicester-garden-town/1084/bicester-market-square

Terms

The premises are available on a new effective fully repairing and insuring lease, at a rental of £125,000 per annum, exclusive of other outgoings and subject to contract. VAT will be payable in addition to all figures quoted.

The landlords may potentially consider a sale of the freehold. Further information is available from the agents upon request.

Service Charge

There is no service charge payable.

Services

Mains electricity, water and drainage are connected to the premises. None of these services have been tested by the agents.

Business Rates

The Rateable Value from 1st April 2023 is £126,000. This is not what you pay. Further information is available from the agents or via the local charging authority.

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

Or the joint agents

JRBT

Jonathan Thomas

Email: Jonathan@jrbtcommercialproperty.co.uk



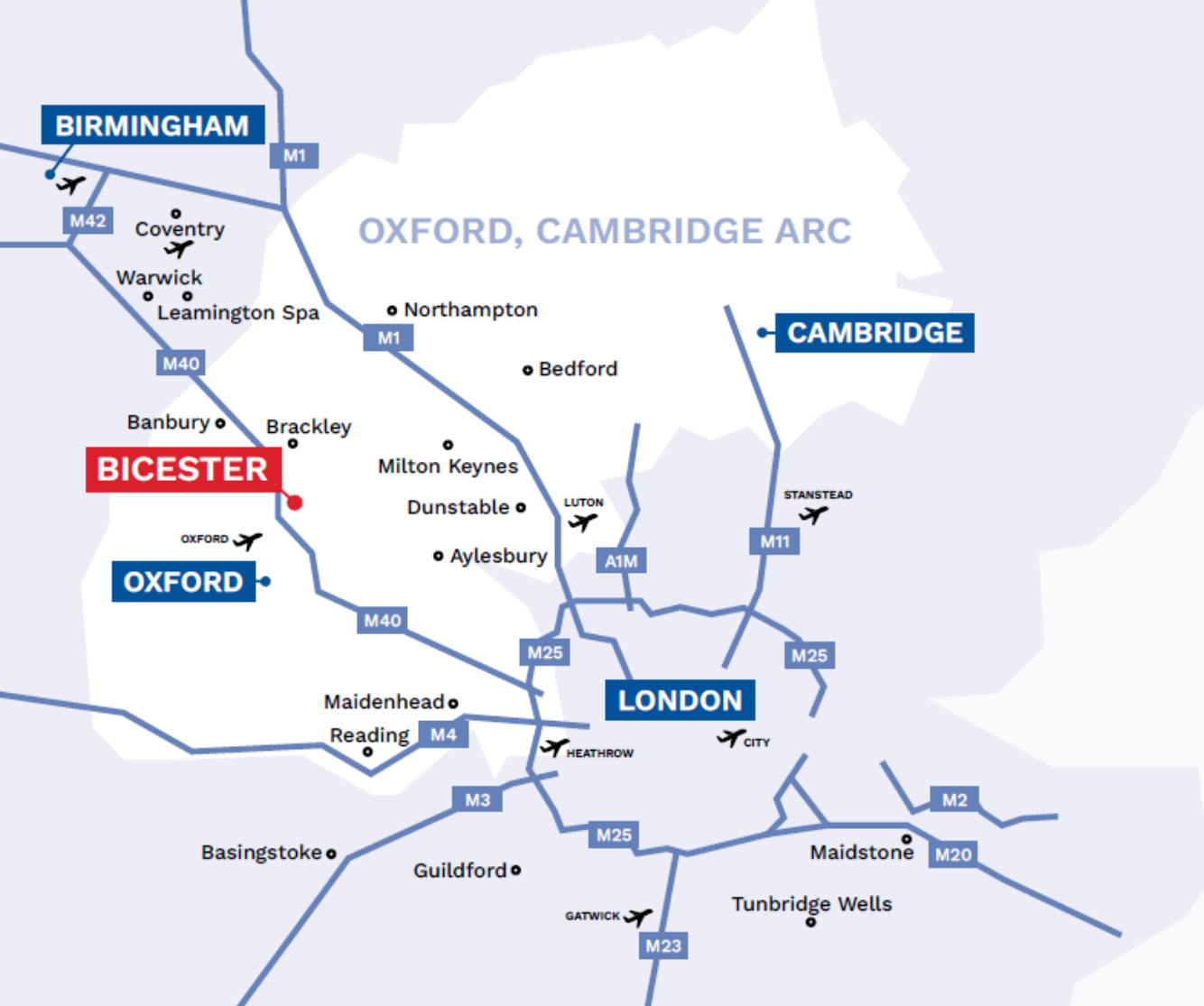
Chris White

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.

