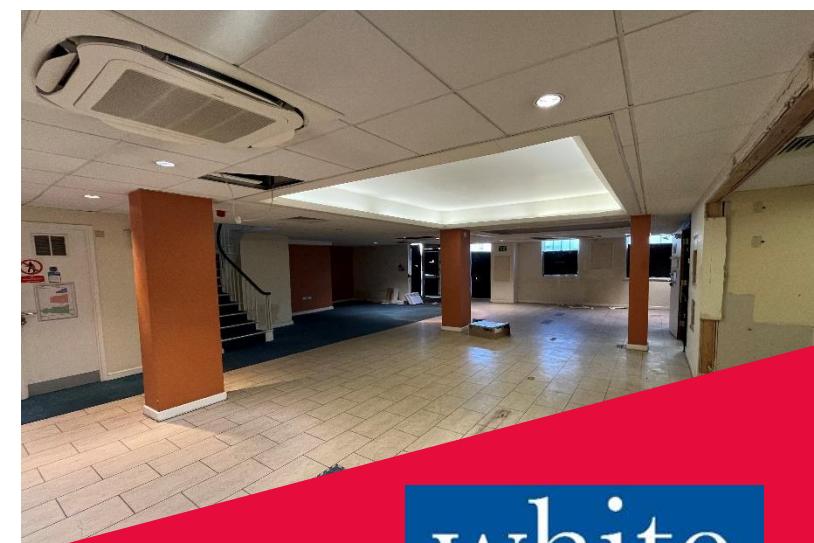


36 Market Square, Bicester, OX26 6AG

Statement Grade II Listed Former Bank - Available To Let - 4,951 Sq Ft





Sq Ft	Sq M	Current Use	Rent Per Annum	Rateable Value	EPC
4,951	459.96	Class E	£45,000	£47,250	C - 63

Location

36 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 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 comprises an imposing three-storey Grade II listed double fronted building, most recently occupied by a bank. The ground floor is mainly open plan with perimeter offices, rear storage, together with bank vault. To first and second floors there is a mixture of open plan and secular offices and storage accommodation.

The property also benefits from rear access, two outbuildings and parking for approximately 7 cars. This strip of land is owned by separate title and will be sold together with the main building.

We consider that the upper floors of the building have good potential for conversion to residential, subject to the relevant planning and building consents being obtained.

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

Floor	Use	Sq Ft	Sq M
Ground	Retail	2,801	260.22
First	Offices	1,780	165.37
Second	Offices/Storage	370	34.37
		4,951	459.96

Terms & VAT

The main building together with rear strip of land providing parking and 2 outbuildings is available to let on a new fully repairing and insuring lease at £45,000 per annum exclusive.

We understand that no VAT will be payable.

Business Rates

The rateable value for the main building is £47,250. 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 gas, three-phase electricity, water and mains drainage.

None of these services have been tested by the agents.

Viewings/Further Information

Viewings are strictly by appointment only, to be arranged via White Commercial.

Please contact Chris White or Harvey White.

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

www.whitecommercial.co.uk | 01295 271000



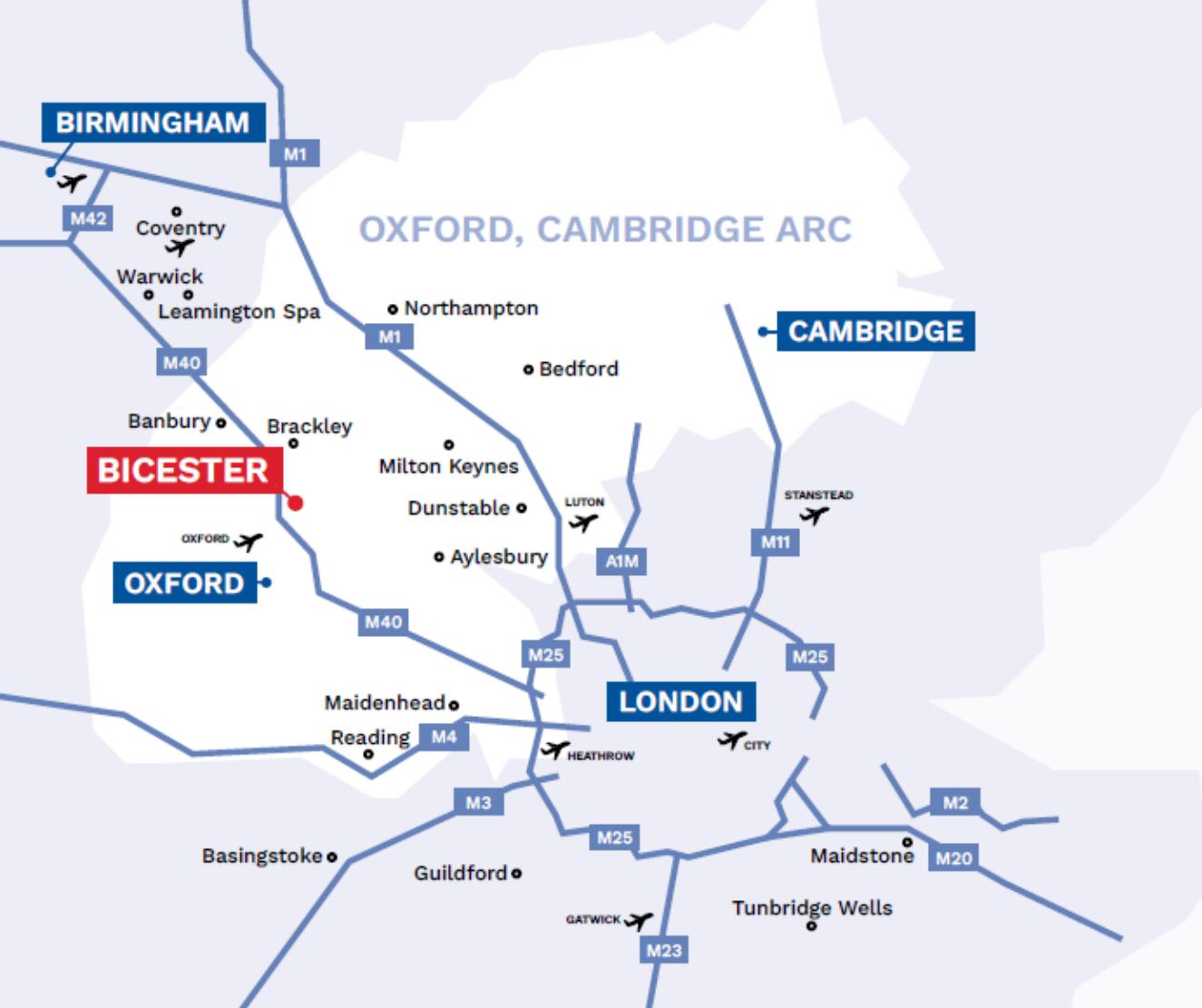
Chris White



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. February 2025.



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