

**27 Causeway, Bicester, OX26 6AN**

**For Lease – Ground Floor Class E Retailing Unit – 429 sq ft**

**white**  
**commercial.co.uk**



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Sq Ft	Sq M	Rent Per Annum	Service Charge PA	Building Insurance PA	Rateable Value	EPC
429	39.88	£14,750	N/A	TBC	£6,000	E - 118

### 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 premises is located on the corner of Church St and Causeway, just off Bicester's main Market Square and within the conservation area of Bicester town centre. Neighbouring occupiers include Bicester Continental Market and Causeway Dental Practice, as well as a number of restaurants.

Notably Bicester's 'Pioneer Square' is also in close proximity, a 300,000 sq ft retailing development, together with a Sainsburys and 6 screen 'Vue' Cinema.

### Description

The premises comprises the ground floor of a larger Grade II listed building, providing open plan retail sales area, with rear office/storage, together with WC and kitchenette to the rear. Benefitting from Class E, the premises could suit a wide variety of occupiers and uses.

### Accommodation

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

Floor	Use	Sq Ft	Sq M
Ground	Zone A	188	17.49
	Retail	36	3.31
	Retail	143	13.28
	Storage	62	5.8
	WC	-	-
Total		429	39.88

### 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 £14,750 per annum, exclusive of other outgoings.

We are advised that VAT will not be payable in addition to the rent.

### 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

The Rateable Value for the ground floor is £6,000. Small business rates relief may be available. This will need to be claimed by the incoming tenant and is subject to eligibility. 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

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

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Chris White

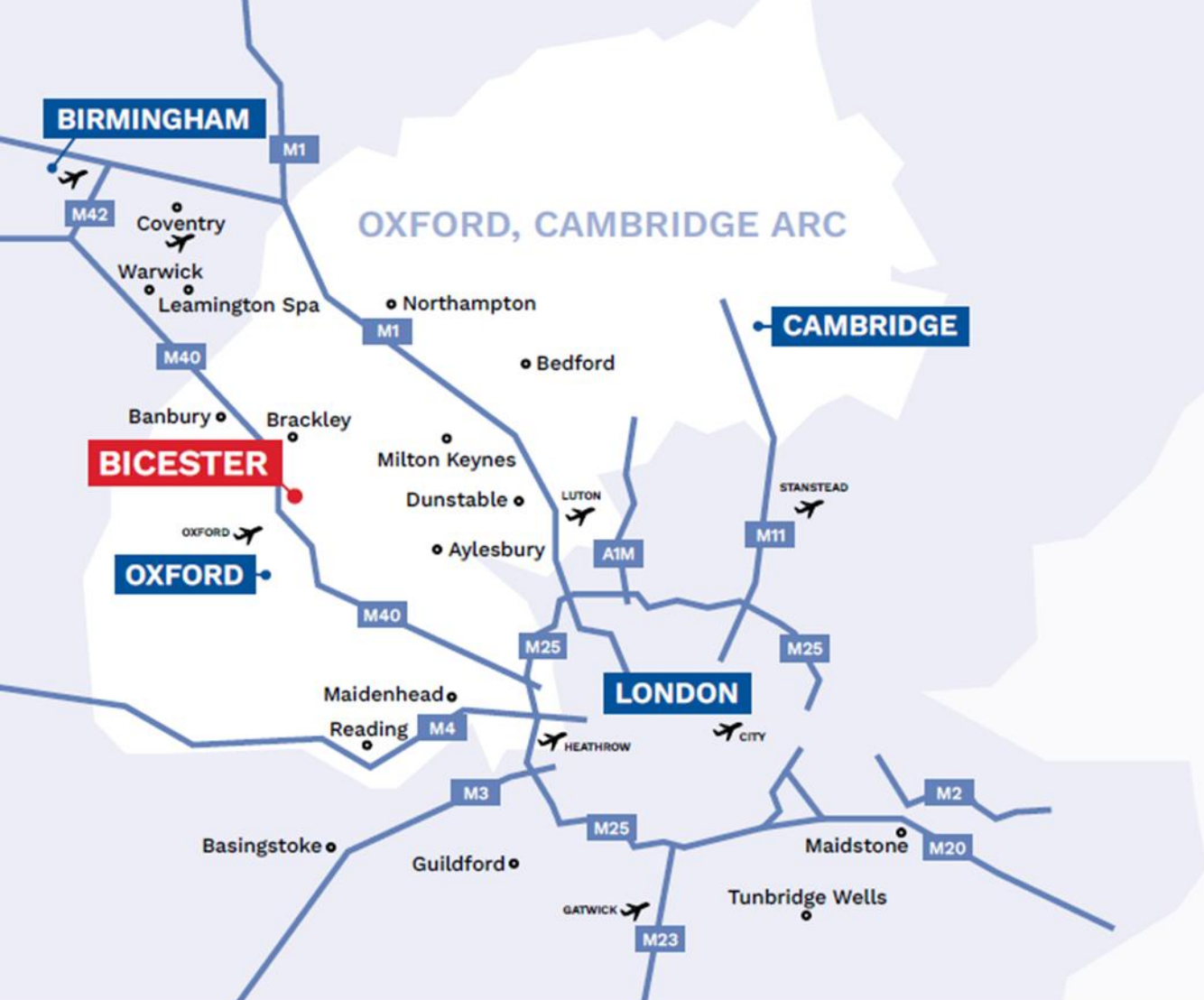


Harvey White

### 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.

