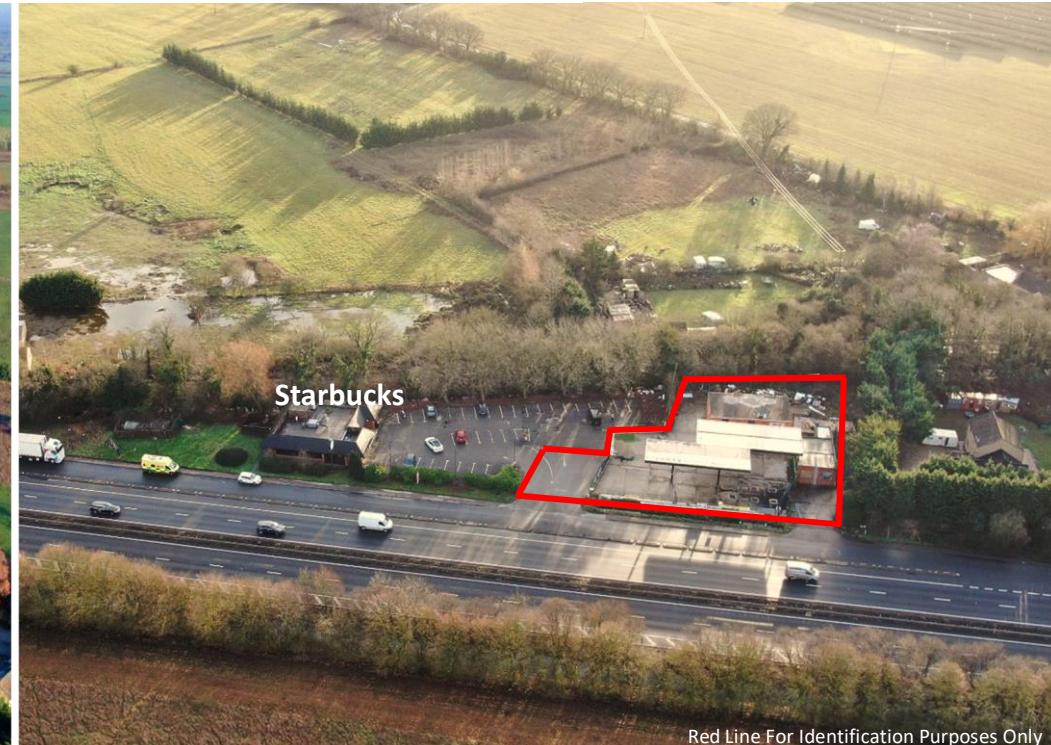


**Prominent 0.41 Acre freehold site  
Fronting A34 Oxford to Bicester,  
Oxfordshire, OX25 3QQ**

**TO LET / FOR SALE**

**Open storage site with potential for redevelopment for drive thru / EV charging hub**

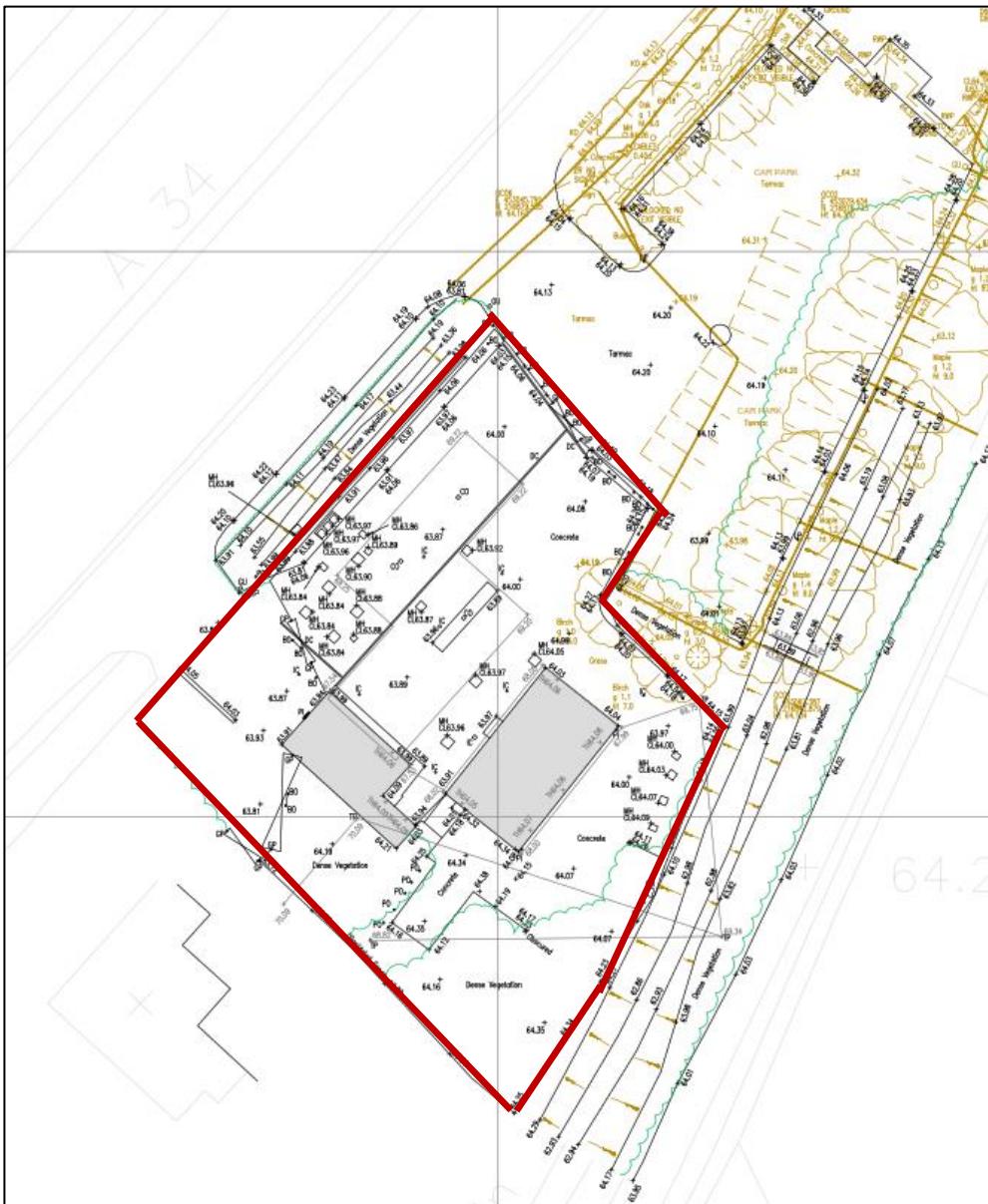


Red Line For Identification Purposes Only

**To Let: Offers invited in excess of £60,000 pax**

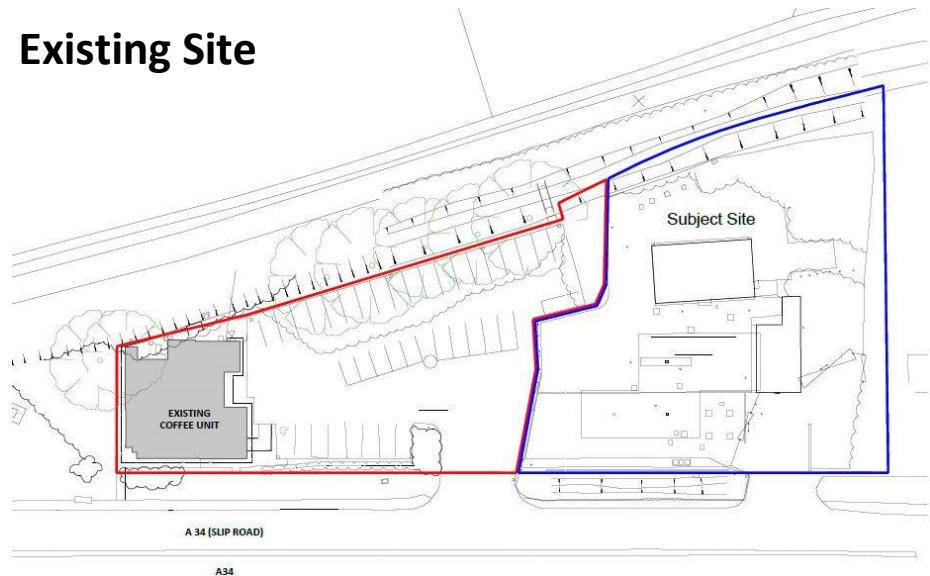
**For Sale: Offers invited in excess of £950,000**

## Existing Site

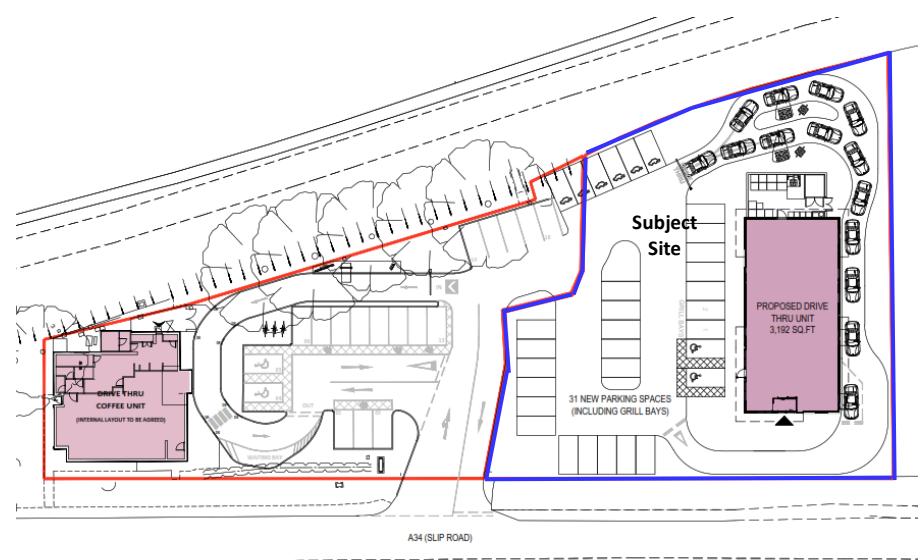


Redline for identification purposes only

## Existing Site



## Redevelopment potential



Indicative plan above. Nb: Planning application submitted for drive thru over adjacent site

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Area	Freehold	Leasehold	Rates	EPC
Site of 0.41 Acres	Offers in excess of £950,000	Offers in excess of £60,000 pax	£2,550	C - 75

#### Location

The site is situated fronting the southbound carriageway of the A34 between Bicester and Oxford, approximately  $\frac{1}{2}$  mile from Junction 9 of the M40, 4 miles south of Bicester and 10 miles north of Oxford.

**It is estimate that over 500,000 vehicles pass the site every week.**

#### Description

The site has an approximate area of 0.41 acres and was previously used for caravan sales, comprising a large forecourt with access directly from the A34, together with workshop and office premises. A neighbouring new drive-thru development exists adjacent to the subject site, trading as a Starbucks Coffee Shop.

#### Accommodation

Area	Sq M	Sq Ft
Office/Workshop	158.67	1,708
Forecourt	743.22	8,000
Back of workshop	566.71	6,100
	<b>1,468.60</b>	<b>15,808</b>

Measured in accordance with the current R.I.C.S. Code of Measuring Practice.

#### Planning

The site currently has Sui Generis use. Certificate of lawful use existing for the storage of caravans for rental, sales and servicing - permitted January 2014. Planning application Ref: 13/01917/CLUE. Further details are available from White Commercial

#### Terms and VAT

The site and buildings are available leasehold at a rental in excess of £60,000 per annum or freehold, with offers invited in excess of £950,000.

VAT will be payable in addition.

#### Services

We understand that all mains' services are connected to the premises.

None of the services have been tested by White Commercial.

#### Viewings and further information

Please contact Chris White & Harvey White

Tel: 01295 271000

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

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



Chris White

Harvey White

#### VIEWING AND FURTHER INFORMATION

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Viewings strictly by prior appointment with White Commercial:



Contact: **Chris White**  
and **Harvey White**  
E: [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk)  
E: [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)  
T: 01295 271000

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