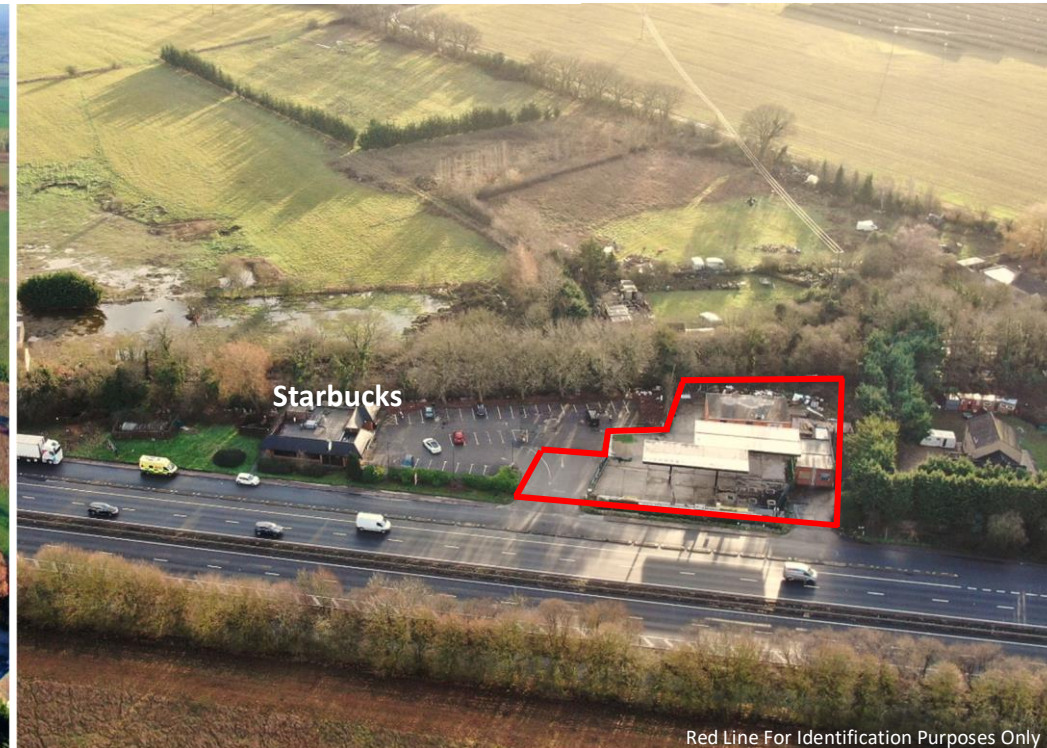


Prominent 0.41 Acre freehold site Fronting A34 Oxford to Bicester, Oxfordshire, OX25 3QQ

TO LET / FOR SALE

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



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

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

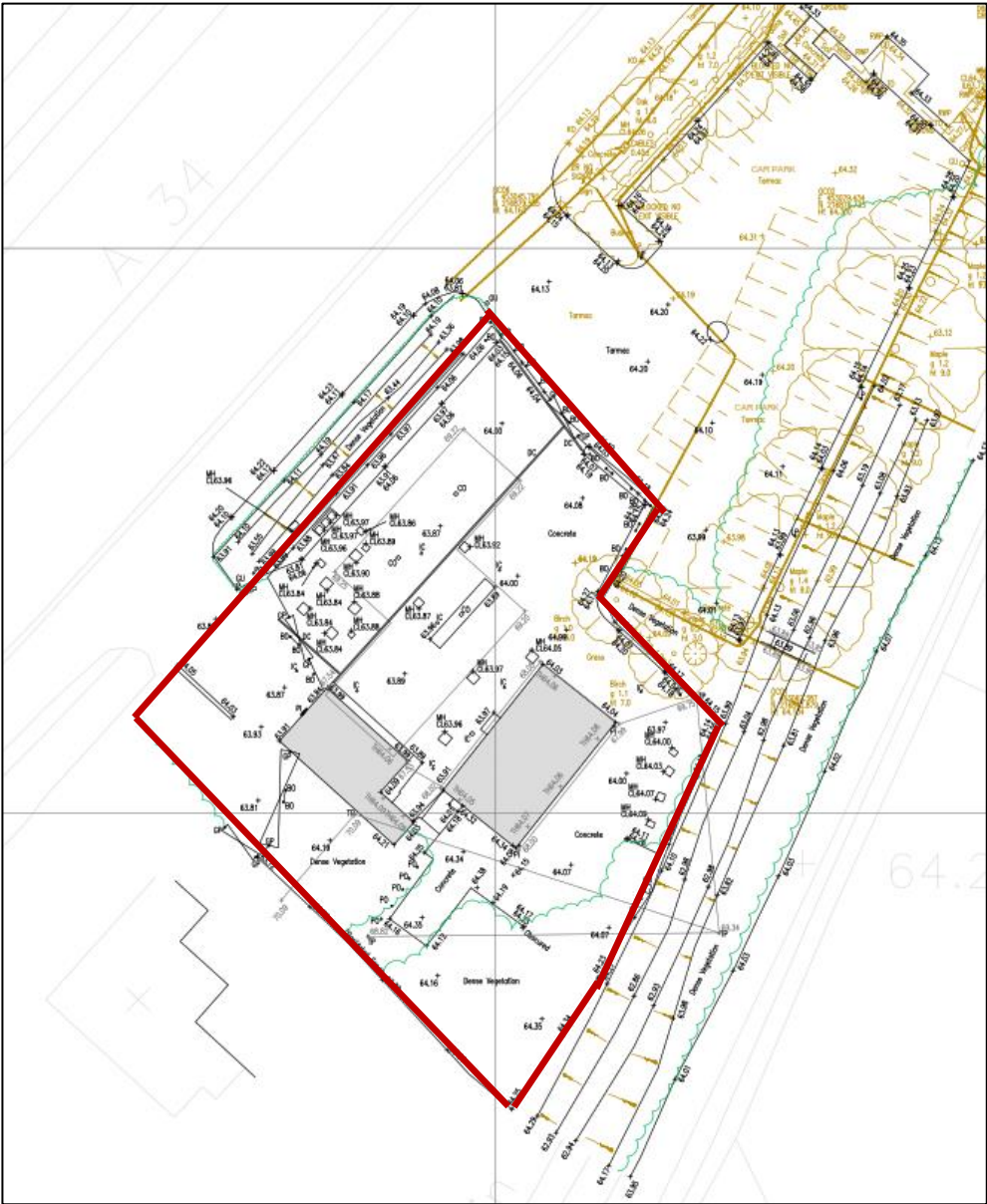
WHITE COMMERCIAL SURVEYORS LTD

01295 271000

whitecommercial.co.uk

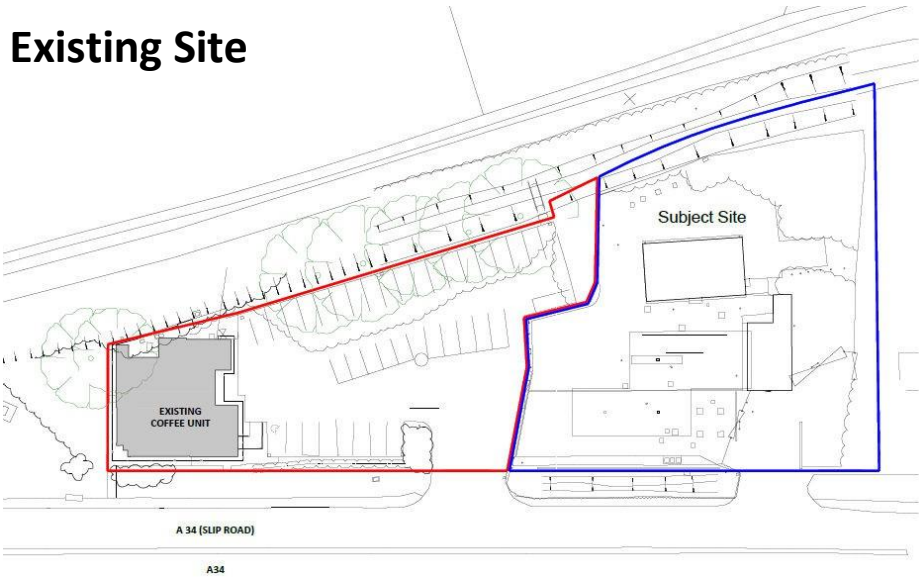
white
commercial.co.uk

Existing Site

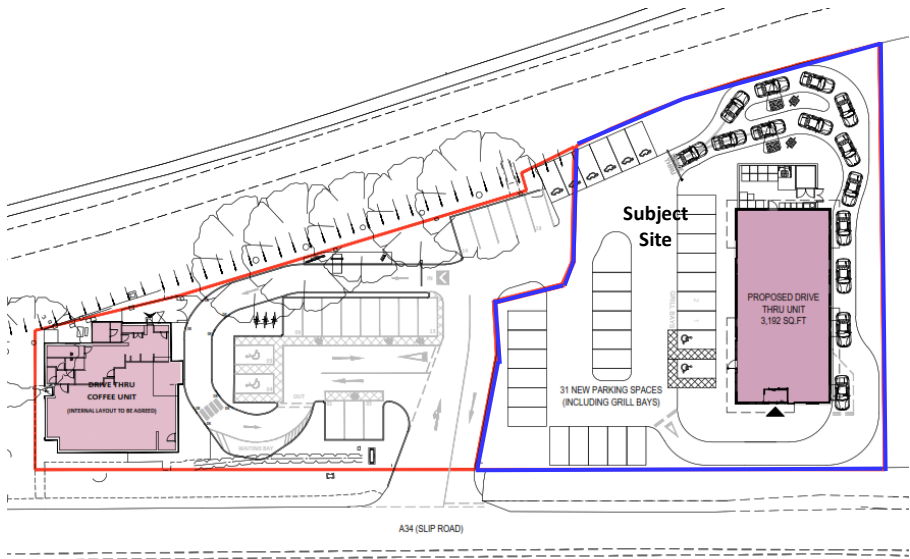


Redline for identification purposes only

Existing Site



Redevelopment potential



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

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.

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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 ½ 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
	1,468.60	15,808

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
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
E: harvey@whitecommercial.co.uk
T: **01295 271000**



VIEWING AND FURTHER INFORMATION

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