



12 Deans Court, Bicester, OX26 6AA

Summary

- Rent: £15,000 per annum
- Service charge: £2,586 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



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Key Points

- Prominent corner position within Deans Court.
- Suitable for studio, retail or office use.
- One parking space, plus public car park adjoining the site.
- Kitchen / store & WC.
- Three phase electricity.
- Roller shutter

Description

12 Deans Court is an open plan retail / office / studio unit, with a kitchen/store and WC. The unit occupies the corner of the parade's central block, with a return frontage.

Location

Deans Court is a pedestrian route linking Market Square to Clermont car park in Bicester town centre. The parade has a mix of professional services and independent retailers.

Accommodation

Name	sq ft	sq m	Availability
Ground - Retail / office	607	56.39	Available
Total	607	56.39	



Viewings

Viewing strictly by appointment through the joint agents:

- Chaston Conway: 01865 404010
- Adalta Real: 01295 670123

Terms

To let on a new effective full repairing and insuring lease for a term to be agreed. The quoting rent is £15,000p.a. exclusive. The current service charge is £2,568p.a. exclusive, plus buildings insurance is £450p.a.

Rateable Value

Rateable value of £11,250 at 1st April 2026. A property with a Rateable Value below £12,000 may be eligible for 100% Small Business Rates Relief, subject to the occupier's circumstances.

VAT

All figures quoted exclude VAT where applicable. VAT applies in this case.

Legal costs

Each party to bear their own legal costs.

EPC

Energy rating D.

