

# FOR LEASE

  
**wild**  
PROPERTY CONSULTANCY

1-3 Sheep Street, Bicester,  
Oxfordshire, OX26 6JA

2,719 sq ft (GIA)



**01295 98 33 33**  
[wild-property.co.uk](http://wild-property.co.uk)





## BICESTER

Bicester is at the forefront of the UK's growth plan with excellent infrastructure and land supply - enabling rapid expansion. The current population is 32,000 persons which by 2031 is set to increase to 50,000 (Cherwell District Council).

The town has easy access to both Junction 9 and 10 of the M40 as well as to the A43 and A34.

Bicester has two mainline railway stations providing a fast and reliable service via Chiltern Rail to London, Birmingham and Oxford. Bicester is also one of the stops on the route of East West Rail, which will link Oxford with Cambridge via Milton Keynes.

## THE PROPERTY

The property commands one of the best positions in the town centre, on the corner of Sheep Street and Market Square. It is one double-height storey high at its southern end (over the entrance and former banking hall).

Located on a corner plot the principal elevations face east and south, either side of the central main entrance into the building. There is scope for a second main entrance into the building and opportunity for external seating (subject to local authority consents).

The facade of the building is finished at ground floor with carved stone and brickwork with white painted timber framed windows. There is a rounded turret to the front corner. The property offering fantastic potential for a high profile and prominent occupier.

**Wild Property** Sugarford House, 46 South Bar Street, Banbury, OX16 9AB | T: 01295 98 33 33 | E: [neil@wild-property.co.uk](mailto:neil@wild-property.co.uk)

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## ACCOMMODATION

It is a former bank, suitable for a variety of uses, comprising the following dimensions and areas.

Frontage to Sheep Street: 23 metres / 75 ft  
Frontage to Market Square: 11 metres / 36 ft  
Floor to Ceiling Height (max): 5.14 metres / 17 ft

	Net Internal	Gross Internal
Ground Floor Retail	1,062 sq ft	1,884 sq ft
Ground Floor Ancillary	694 sq ft	-
First Floor	257 sq ft	734 sq ft
Basement	77 sq ft	101 sq ft
<b>Total</b>	<b>2,090 sq ft</b>	<b>2,719 sq ft</b>

The WCs and staff room are at first floor.  
Mains electric and gas is available.

A plan with dimensions is available.

The property falls within the town Conservation Area but it is not listed.

## PLANNING

The property has been a banking hall for many years and the property now falls within Class E of the updated Use Class Order, suitable for a variety of uses including retail, office, medical, leisure and professional services.

## RENT

£45,000 p.a. exclusive. The current freeholder does not charge VAT.

## LEASE

A new lease is available.



## BUSINESS RATES

The Rateable Value for the property is £30,500 (effective April 2023). This is not the rates payable. The rates payable (2023/24) is limited by virtue of Retail and Hospitality Relief.

## ENERGY PERFORMANCE CERTIFICATION

HSBC 1-3 Sheep Street BICESTER OX26 6JA	Energy rating <b>E</b>
Valid until <b>24 June 2028</b>	Certificate number <b>0260-3979-0398-2200-6014</b>

## FURTHER INFORMATION

Is available from Neil Wild

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[www.wild-property.co.uk](http://www.wild-property.co.uk)

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Joanne McGirl

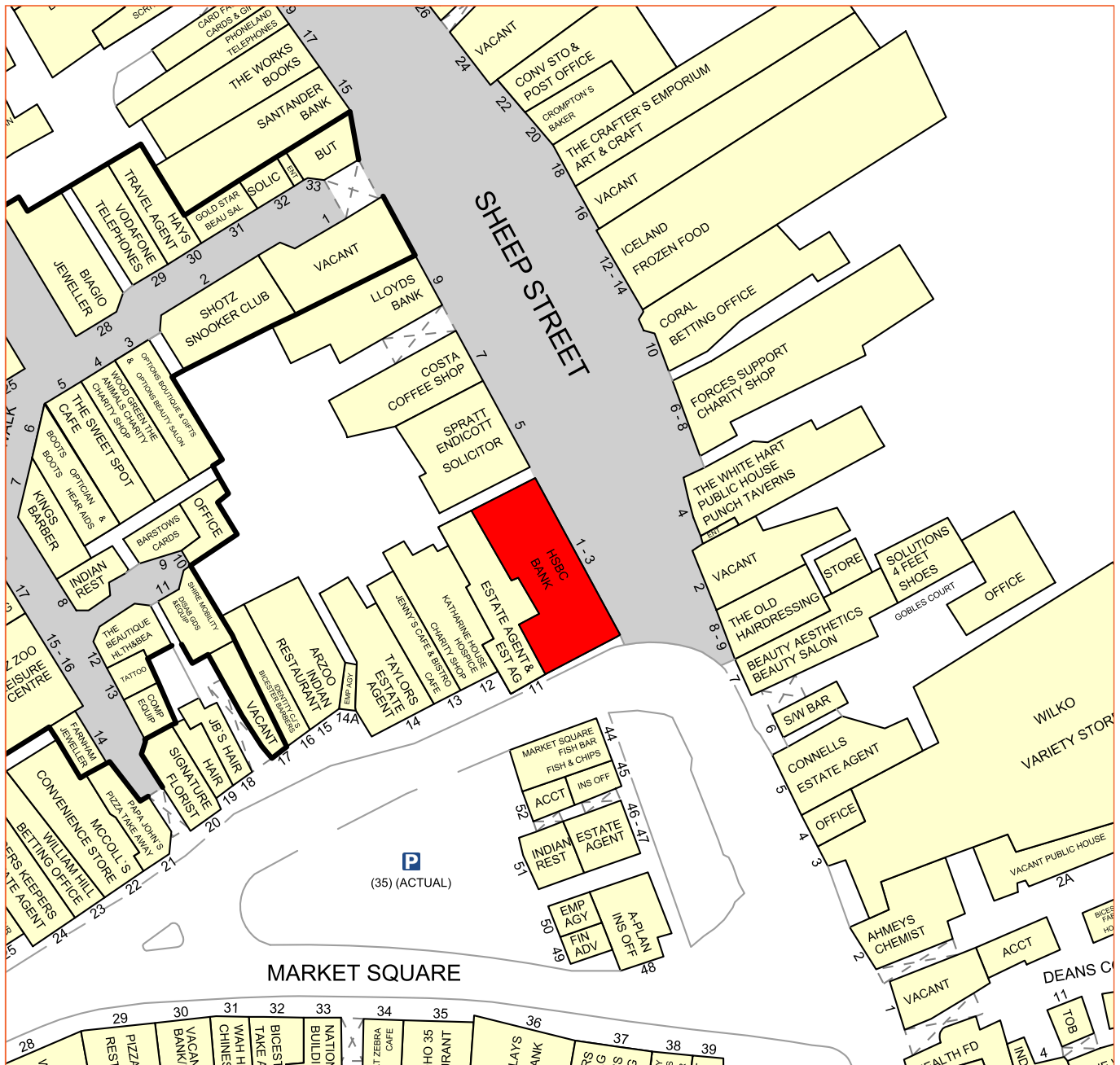
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## IMPORTANT NOTICE

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1. These particulars are prepared for the guidance of prospective purchasers / lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good order.
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7. Descriptions of a property are inevitably subjective and the descriptions contained therein are used in good faith as an opinion and not by way of statement or fact.

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