

# RETAIL SPACE FOR LEASE



22 Wesley Lane  
Bicester  
OX26 6JU

Established beautician  
business with fully  
fitted retail unit.



**01869 819 400**  
[wild-property.co.uk](http://wild-property.co.uk)

## LOCATION

Bicester is one of the fastest growing towns in the UK. Development has been encouraged by its proximity to junction 9 of the M40 motorway linking it to London, Birmingham and its prime position on the Oxford to Cambridge growth corridor. It has good road and rail links to Oxford as well as a railway stations on two axes; Bicester North and Bicester Village serving Oxford and London Marylebone with the additional East West rail link under construction providing link from Oxford to Cambridge via Bicester and Milton Keynes.

## WESLEY LANE

Bicester's town centre has expanded and improved significantly over the last 10 years. The Pioneer Square development provides the Sainsbury's supermarket, a multi-screen cinema, restaurants and shops. The Second phase saw the development of the Wesley Lane shops, the new public library and Travel Lodge hotel. Wesley Lane provides an important link between Sheep Street and the Pioneer Square development.



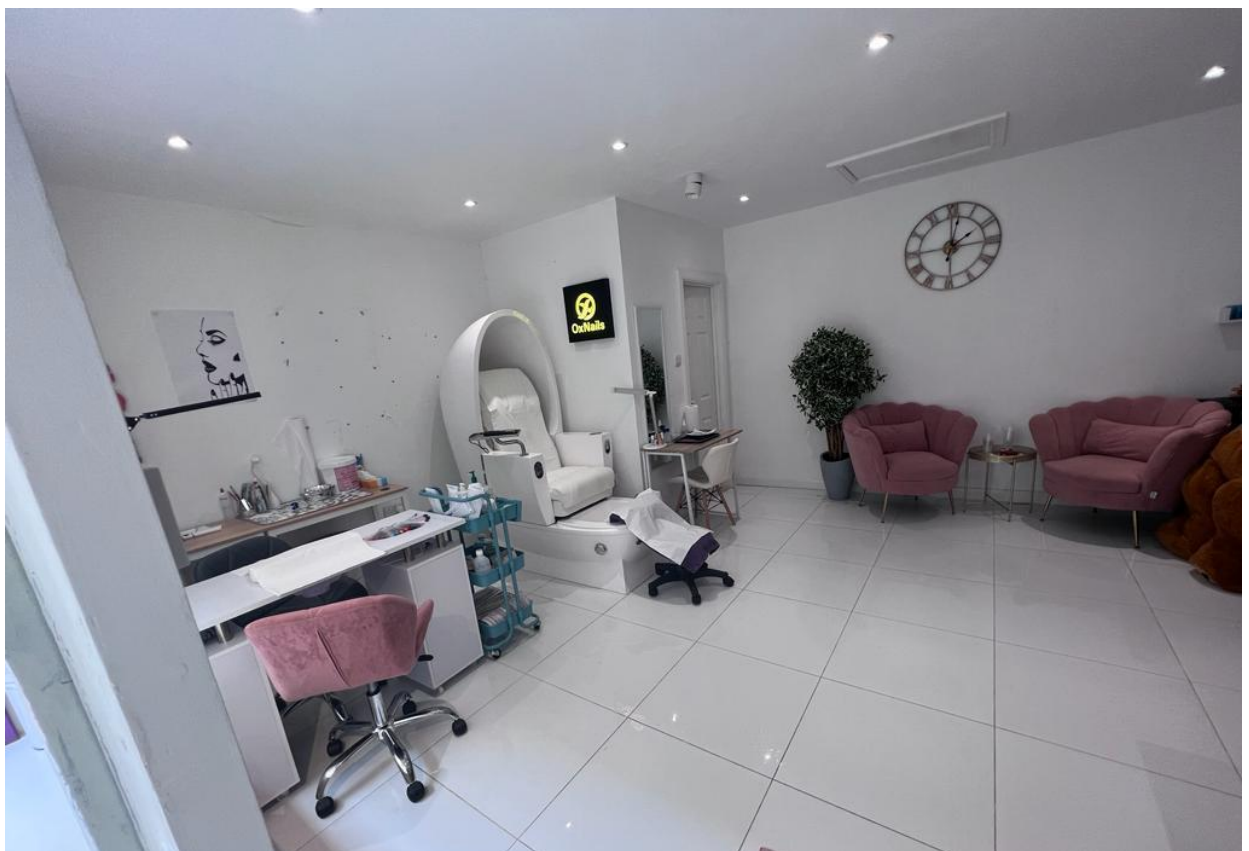
## ACCOMMODATION

The property is a ground floor retailing unit, plus a WC.

	Meters	Feet
Gross Frontage	5.25 m	17 ft 3 ins
Internal Width	5.0 m	16ft 5 ins
Shop Depth	5.13 m	17 ft
Net Area	22.22 sq m	239 sq ft

## FIXTURES AND FITTINGS

The premises are fully fitted with a ceramic tile floor, spot lighting and a WC with hand basin.





WESLEY LANE



WESLEY LANE

## LEASE

A new lease is available for a term of years to be agreed.

## RENT

£10,000 p.a. plus VAT

## BUSINESS RATES

An incoming business would be able to claim Small Business Rates Relief.

## VIEWINGS

Viewings must be carried out by arrangement and we would encourage anyone interested in viewing the property to first discuss their requirement with us to ensure the property is likely to be suitable.

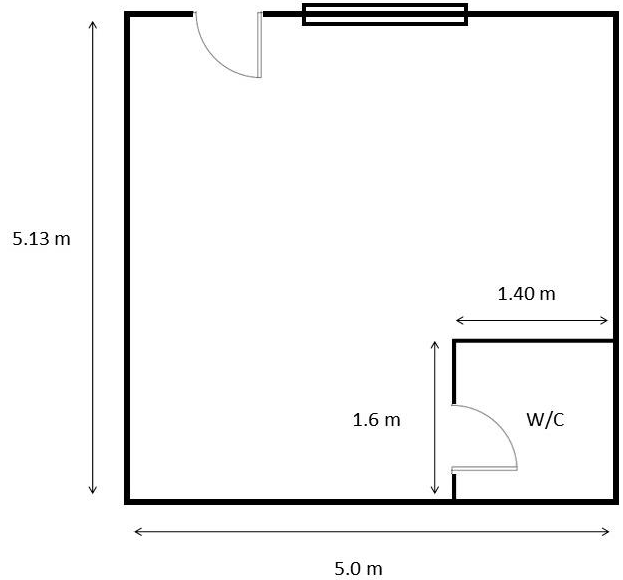
## FURTHER INFORMATION

Contact Neil Wild or Kelly Harries

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## FLOORPLAN



NOT TO SCALE

### IMPORANT 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.
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5. Any areas, measurements or distances referred to are approximate only.
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