

For further information
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FREEHOLD INVESTMENT

The Old Barn, Coker Close, Bicester, Oxfordshire OX26 6DR

 £425,000 for the Freehold

 132.85 Sq M / 1,430 Sq Ft

 A Grade 11 listed building comprises ground floor retail and first floor, currently let on a Full Repairing Lease to a Pharmacy on a 15 year Lease from 24th October 2014 expiring on 23rd October 2029 at a rent of £30,896.32 per annum. The rent is subject to 5 year reviews and a break clause as of 6th July 2023.

 There are 4 parking spaces to the front of the premises.



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Location

Bicester area benefits from excellent access to the M40 at Junction 9 and the M1 at Junction 15a. The town has high speed rail links to London and Birmingham. Bicester is one of the fastest growing towns in the country with excellent amenities including the Bicester Village Retail The Park.

Terms & Tenure

The premises are available for sale as a freehold investment at £425,000

Accommodation

Net Internal

Ground floor retail, Office and Stairwell	48.83 Sq M	(525.6 Sq Ft)
Dispensary Extension	34.04 Sq M	(366 Sq Ft)
First floor landing, office, staff amenity area	49.98 Sq M	(538 Sq Ft)
Total	132.85 Sq M	(1,430 Sq Ft)

Rates

Rateable Value TBC . The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is B

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

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