

# TO LET

Prominently located  
**market square  
corner property**

49 Market Square | Bicester |  
Oxfordshire | OX26 6AJ

///dame.mouse.simple

Available for lease - 1,021 sq.ft. arranged over 3 storeys in a  
Grade 2 Listed building located within the Market Square,  
Bicester.



## Three storey corner premises in a prominent, central Market Square location.

49 Market Square is prominently located fronting the main Market Square in Bicester town centre. The market town is located at Junction 9 of the M40 motorway and has impressive growth plans, with 10,000 new homes planned within 12 years; the population set to increase from 32,000 to 50,000+ by 2031.

The premises comprise a corner three-storey Grade II listed building within Market Square, Bicester. The ground floor is currently used as offices, with the first and second floor used as offices/storage. The first and second floors have planning permission for residential use with the first floor benefitting from a kitchen and WC and the second floor benefitting from a separate kitchen and bathroom.

More particularly the property features:

- Benefits from residential flat above the unit with separate entrance
- LED lightening
- Prominent town centre position
- Refurbished well-appointed offices
- Attractive character building

## // Accommodation

Measurements are provided on a net internal area (NIA) basis:

	SQ FT	SQ M
Ground Floor Office	327	30.38
First Floor Residential	331	30.75
Second Floor Residential	363	33.72
<b>TOTAL</b>	<b>1,021</b>	<b>94.85</b>

## // Services

All mains services are connected together with three phase power supply. These services have not been tested by the Agents.

## // Leasehold

Leasehold new flexible agreement available.

## // Rent

£20,000 p.a.

## // Service Charge

n/a

## // Insurance

Buildings Insurance to be paid by landlords and recharged to tenants.

## // Business Rates

The current rateable value is £20,500.

The rateable value from April 2026 will be £25,750.

Small business rates relief may be available.

## // EPC

Energy Performance Asset Rating of D (87). Copies of the EPC certificate are available from the Agent.

## // VAT

To be charged on the rent at the prevailing rate. All terms quoted are exclusive of VAT. Applicants are advised to verify the VAT position.

## // Legal Costs

Each party to bear their own legal costs incurred in this transaction.

## // Subject to Contract



## // Viewing

Strictly by prior arrangement through the joint agents:

Martin Patchett

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Tom Godwin

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or

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