

# Village Fabrics, Churchill Road, Bicester, OX26 4PZ

## To Let – 1,426 sq ft Retail Showroom



Sq Ft	Sq M	Current Use	Rent Per Annum	Service Charge PA	Building Insurance PA	Rateable Value	EPC
1,426	132	E	£23,500	N/A	£559.20	£17,250	C - 73

### Location

Bicester is located close to Oxford via the A34/A41 trunk road and the M40 London to Birmingham motorway via Junction 9 (2 miles) and Junction 10 (4 miles). The town is served by rail services to London Marylebone, Birmingham Snow Hill and Oxford. Bicester is at the heart of a dynamic, regional economy with strong growth in advanced manufacturing, distribution and logistics and high technology and science based industries.

The building is situated at Churchill Road accessed from the established Launton Road Industrial Estate and close to Bicester Town Centre.

### Description

The property comprises a prominent modern terraced retail showroom property with lease assignment available until 1st Jan 2032. The property has modern glazed frontage with a shared car park to the front. Local operators include Howdens and Travis Perkins.

### Accommodation

Measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Floor	Use	Sq M	Sq Ft
Ground	Retail/Showroom	132	1,426
<b>Total</b>		<b>132</b>	<b>1,426</b>

### Services

We understand that the property is connected to mains water, drainage and electricity. These services have not been tested by the agents.

### Rental Terms & VAT

The premises are available by way of an assignment of the existing lease expiring on 1<sup>st</sup> January 2032 at a rental of £23,500 per annum, exclusive of other outgoing and subject to contract. We are advised that VAT will not be payable in addition.

It may also be possible to agree a new lease direct with the landlords on terms to be agreed, subject to contract.

### Business Rates

The Rateable Value for the building is £17,250. This is not what you pay, further information is available from White Commercial and via the local charging authority.

### EPC

The EPC for the property is C – 73.

### Service Charge

There is currently no service charge payable.

### Viewing and further information

Please contact Chris White & Harvey White

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and [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)

[www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) | 01295 271000

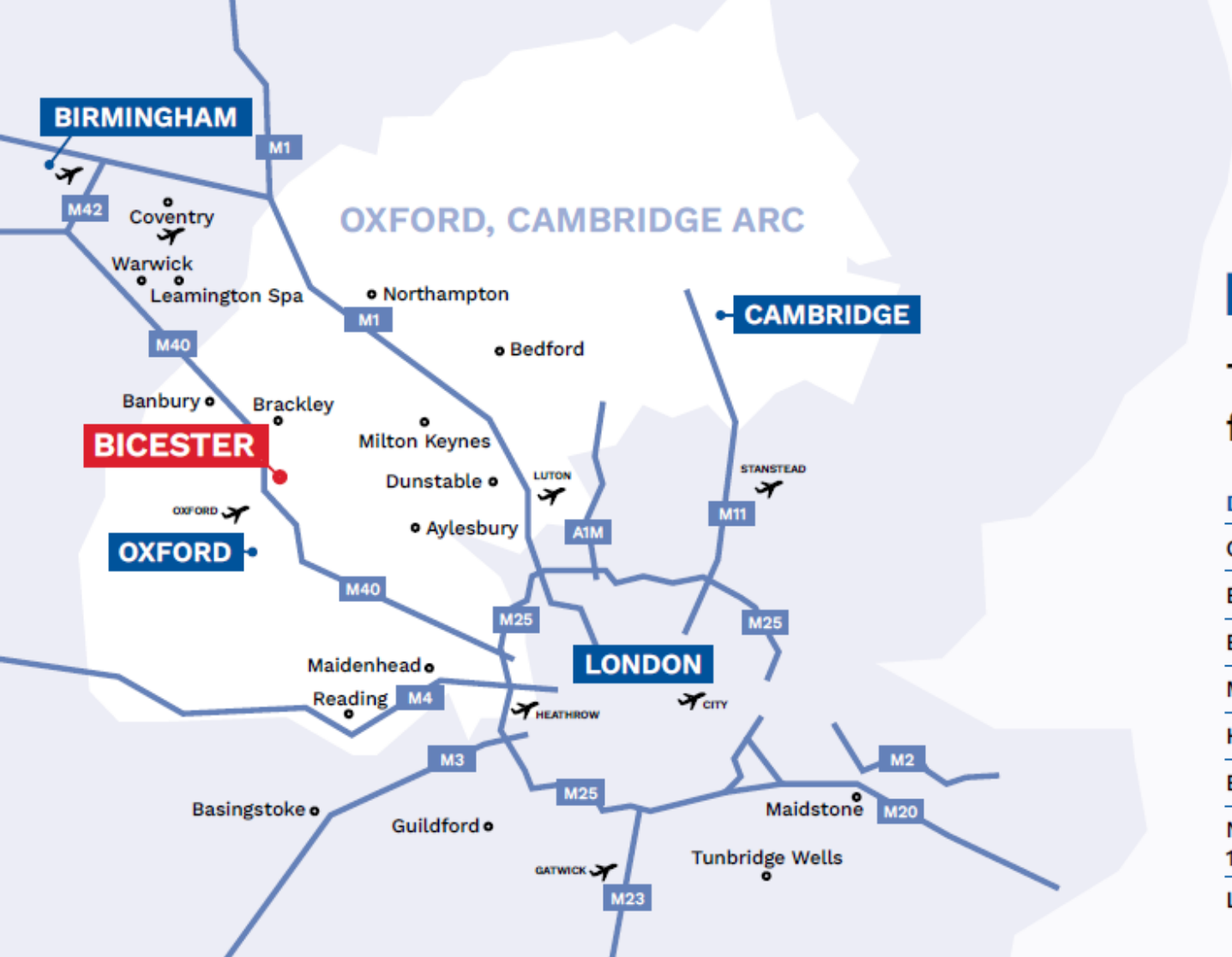


Chris White

Harvey White

### FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email [info@whitecommercial.co.uk](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. April 2025.



# BICESTER

## Travel Distances from Bicester by Car



Destination	Miles	KM	Travel Time
Oxford M40/A34	10	16	20 mins
Banbury J11, M40	17	27	27 mins
Birmingham M40	66	106	1 hour 19 mins
Milton Keynes	25	40	35 mins
Heathrow Airport M40	50	80	54 mins
Birmingham Airport M40	53	85	1 hour
Northampton Junction 15a, M1	27	43	37 mins
London	63	101	1 hour 31 mins

## LOCATION

Bicester is situated at Junction 9 of the London to Birmingham M40 with excellent access to Oxford, London and Birmingham and the Thames Valley. Bicester is at the forefront of Oxfordshire's residential and commercial growth.

Bicester has a population of just over 37,020 which is projected to rise to 50,000+ by 2031. It has a catchment population of over 110,000. Bicester is internationally recognised for Bicester Village designer retail outlet with over 7 million visitors a year.

Train links to Bicester are unrivalled in the local area with 2 stations in the town, Bicester Village and Bicester Parkway, with direct links to London Marylebone, Birmingham and Oxford City.

