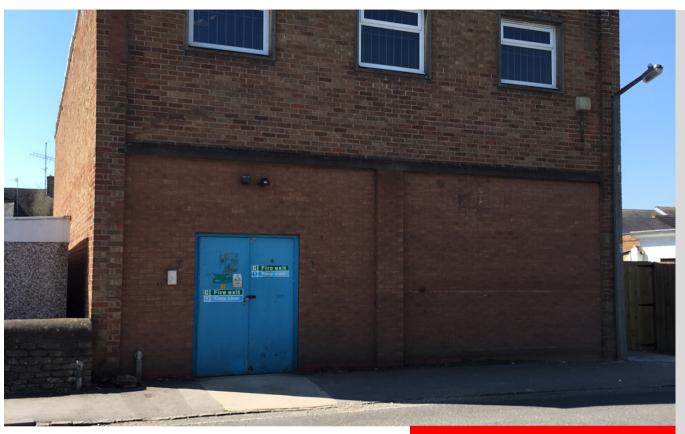
# 9 Victoria Road, Bicester OX26 6PB **jrbt** Commercial Property



### 9 Victoria Road, Bicester OX26 6PB

A1Retail/Warehouse To Let

Contact: Jordan Thomas 01865 595143

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#### Location

Victoria Road runs parallel with the prime retail area of Sheep Street and benefits from on street parking and the close proximity to the **Cattle Market Car Park**.

The property is situated to the rear of the **Torino Lounge** (situated on Sheep Street), in an area of mixed commercial and retail uses.

#### Rent

Offers in the region of £20,000 per annum exclusive



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\*For identification purposes only



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Desc	rin	tion
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The property is arranged over ground and first floors with potential for 2 car parking spaces by separate arrangement.

#### Accommodation

The property affords the following approximate floor areas:

Total	3,274 sq ft	304.14 sqm	
Ground Floor Sales:	1,547 sq ft	143.69 sqm	
First Floor Stock	1.727 sq ft <b>*</b>	160.45 sgm <b>*</b>	

\*currently there is no access to the first floor accommodation.

#### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

#### Tenure

The property is offered on the basis of a new effective full repairing and insuring lease for a term to be agreed by negotiation.

#### Planning

We understand that the property has the benefit of an A1 use but interested parties should make their own enquiries of the planning team at the Cherwell District Council.

#### Rating

Awaiting assesment

#### Services

We understand the property is connected to mains electricity, water and drainage. However, no services have been tested by the agents.

#### EPC

An Energy Performance Certificate for the premises is available on request

#### Viewing

Viewing is strictly by appointment via sole agent JRBT Commercial Property Ltd

## Jonathan Thomas 01865 595 143

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Jordan Thomas 01865 595143

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SUBJECT TO CONTRACT JULY 2018

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