2 North Street, Bicester, OX26 6TB

Semi Detached Fully Refurbished Class E Office/Retail Premises

For Lease – £25,000pax – 1,252 sq ft

white commercial.co.uk







Sq Ft	Sq M	Rent Per Annum	Service Charge PA	Building Insurance PA	Rateable Value	EPC
1,252	116.31	£25,000	N/A	TBC	£28,750	E - 108

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 subject to significant development and expansion with a current population of 32,000, which is set to rise to 50,000 by 2031.

The property is located within Bicester town centre, close to Sheep Street and Market Square, on the edge of the pedestrianised area of the town and close to Pioneer Square, Bicester's 300,000 sq ft retailing development and 6 screen Vue Cinema. Other nearby occupiers include Sainsbury's, Wetherspoons, Coffee #1 Broadribb Cycles, Caprinos, B&M and Nando's.

Description
The property is situated to the rear of 2 North Street and was formerly occupied by a dentist practice. The premises is arranged over 2 storeys and has been fully refurbished, providing ground floor office/retail space, reception and WC.

The first floor comprises two offices/studios and separate quality kitchen and WC.

The premises benefit from LED lighting, wall-mounted comfort cooling units, as well as electric radiators. There is also an enclosed bin/cycle store externally.

There is one allocated parking space situated in front of the premises.

Accommodation
(Measured in accordance with the RICS Code of Measuring Practice)

Floor	Use	Sq Ft	Sq M
Ground	Retail/Offices	572	53.14
First	Storage	680	63.17
Total		**1,252**	**116.31**

Terms & VAT
The property is available on a new fully repairing and insuring lease at a rent of £25,000 per annum and on terms to be agreed, exclusive of other outgoings and subject to contract.

VAT will be payable in addition at the standard rate.

Service Charge and Building Insurance
There is no service charge payable. Insurance is provided by the landlord and recovered from the lessee. The lessee will be responsible for contents insurance.

Services
We understand that all main services are provided to the property but excluding gas.

None of the above services have been tested by the agents.

Business Rates
The Rateable Value for the whole building is £28,750. This is not what you pay. Further details are available from the agents or via the Local Charging Authority.

Viewing and further information
Please contact Harvey White and Molly Baughan

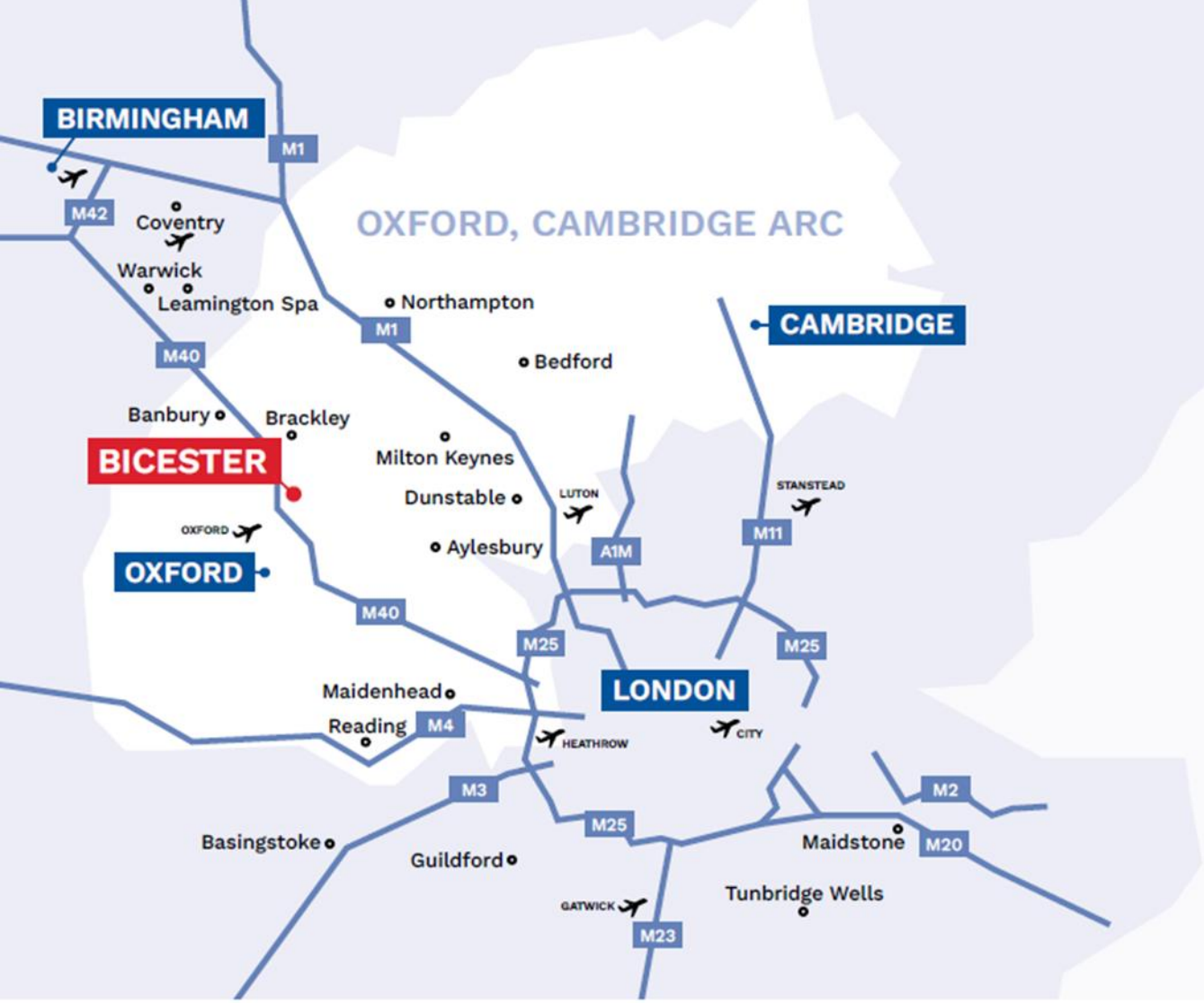
Email: harvey@whitecommercial.co.uk
and molly@whitecommercial.co.uk

www.whitecommercial.co.uk | 01295 271000


Harvey White


Molly Baughan

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 or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. November 2026.



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.

white
commercial.co.uk