

# Lot 20

£75,000 Per Annum  
Exclusive

## 10 Sheep Street, Bicester, Oxfordshire OX26 6JZ

Freehold Retail Investment with Residential Conversion Potential



### Key Details

- Entirely let to Coral Racing Limited until 2024 (no breaks)
- Affluent and attractive Oxfordshire town
- Includes a substantial yard at the rear used for parking
- Residential Conversion Potential of the upper floors (Subject to consents)
- Neighbouring occupiers include HSBC, Costa, Lloyds Bank, Iceland and Santander

### On behalf of Receivers

savills

### Location

**Miles:** 15 miles north of Oxford, 26 miles south-west of Milton Keynes

**Roads:** A34, A41, M40

**Rail:** Bicester North Railway Station, Bicester Town Railway Station

**Air:** London Luton Airport, London Heathrow Airport

### Situation

Bicester is an attractive and affluent Oxfordshire market town, with excellent road and rail communications to Oxford and London and home to Bicester Village, a leading luxury shopping destination. The property is situated on the northern side of Sheep Street, which connects to Market Square and London Road, in the heart of the town centre. Neighbouring occupiers include HSBC, Costa, Lloyds Bank, Iceland and Santander.

### Description

The property, a attractive Grade II listed period building, comprises ground floor retail accommodation with first and second floor ancillary accommodation, a basement used for storage and a substantial yard at the rear, used for parking, accessed via Backway Road. The property may benefit from future residential conversion of the upper floors. (Subject to consents).

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Band D. See legal pack.

## Tenancy and accommodation

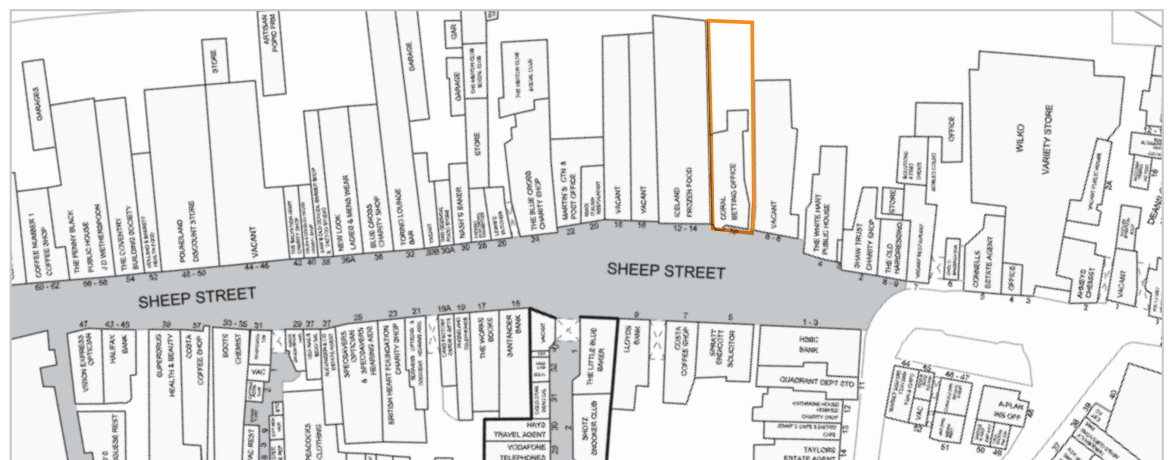
Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	217.90 sq m (2,345 sq ft)	CORAL RACING LIMITED (1)	10 years from 24/06/2014	£75,000	23/06/2024
First	Ancillary	89.90 sq m (968 sq ft)				
Second	Ancillary	62.00 sq m (667 sq ft)				
Basement	Storage	43.00 sq m (463 sq ft)				
<b>Totals</b>		<b>412.80 sq m (4,443 sq ft) (2)</b>			<b>£75,000</b>	

(1) Ladbrokes operate from over 3,500 shops across England, Wales and Scotland under the Ladbrokes and Coral brands ([www.ladbrokescoralplc.com](http://www.ladbrokescoralplc.com)).

(2) The above floor areas have been published by the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk).

### Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



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