

6 WEEK COMPLETION



SITUATION

Located at the junction with Kingsclere Road, serving this expanding residential community only a few minutes walk from the well known **Bicester Outlet Village**.

Bicester is an affluent town located 15 miles north of Oxford, home to the established **Bicester Village Retail Park**, with excellent transport links via the A41 and M40 Motorway.

VAT is payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 24'11" Net Frontage 22'11" Shop Depth 36'6" Built Depth 53'5" Rear Store Area Approx 135 sq ft WC	Forbuoys Ltd t/a McColl's (Convenience Store) (Ultimate holding company Martin McColl Retail Group Ltd which is the UK's leading neighbourhood retailing group with over 1,250 stores)	15 years from 20th August 2004	£8,000	FRI Note: The Tenant also occupies the adjoining unit which interconnects with No. 58, but this is not included with the Freehold
First Floor Flat and Garage	Not inspected	Sanctuary Housing Group	125 years from 15th March 2004	£1	FRI
TOTAL				£8,001	

PROPERTY

A semi detached property comprising a **Ground Floor Shop (See Note)** with separate rear access to a **Self Contained Flat** above. The property includes a **Lock-Up Garage** together with the **Entire Forecourt** and **Service Road (Plan available from Auctioneers)**.

FREEHOLD

£8,001 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts