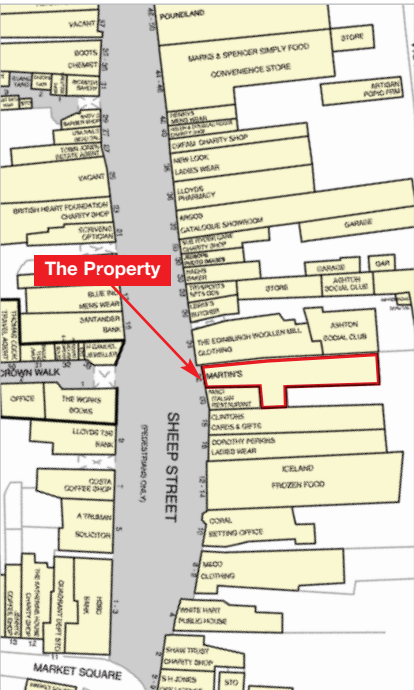


Bicester
22 Sheep Street
Oxfordshire
OX26 6LE

- **Freehold Shop and Residential Ground Rent Investment**
- Shop let to Martin McColl Ltd (t/a Martins)
- Lease expires 2027 (No breaks)
- Pedestrianised town centre location opposite an entrance to The Crown Walk Shopping Centre
- Shop Rent Review 2017
- Total Current Rents Reserved **£58,250 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Bicester is an attractive market town with a population of some 23,500. The town lies about 8 miles north-east of Oxford and 16 miles west of Aylesbury. Road communications are excellent with the town being located at the junction of the A41, A421 and A4095. In addition the M40 motorway is located 3 miles west of the town. Bicester has become more recently well known for Bicester Village, a village retail park situated just to the south of the town centre on the A41.
The property is well situated in the town centre on the east side of the pedestrianised Sheep Street, opposite an entrance to the Crown Walk Shopping Centre where occupiers include The Works, Thomas Cook, Specsavers, W H Smith, Boots Optician and Thomson Travel Agent. Other occupiers close by on Sheep Street include Clinton Cards, Dorothy Perkins, Costa Coffee, Lloyds TSB and Santander.

Description
The property is arranged on ground and one upper floor to provide a ground floor shop with residential accommodation above that has been sold off on a long lease.
VAT
VAT is applicable to this lot.
Documents
The legal pack will be available from the website www.allsop.co.uk
Energy Performance Certificate
EPC Rating 82 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Martin McColl Ltd (1)	Gross Frontage 5.00 m (16' 5") Net Frontage 4.50 m (14' 9") Shop Depth 21.20 m (69' 6") Built Depth 50.90 m (166' 11") Ground Floor 244.30 sq m (2,630 sq ft)	15 years from 10.12.2012 Rent review every 5th year FR & I	£58,000 p.a.	Rent Review 2015
Part Ground and First Floor	Individual	Residential	999 years from 2013	£250 p.a.	Reversion 3012

(1) McColls trade from over 1,200 stores throughout the UK and are the UK's No. 1 independent neighbourhood retailer. Their brands include McColl's, Martin's and R. S. McColl. For the year ended 25th November 2012, the lessee reported a turnover of £409.154 million, a pre-tax profit of £19.671 million, shareholders' funds of £148.245 million and a net worth of £115.863 million (Source: riskdisk.com 05.09.2013).

Total £58,250 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
Seller's Solicitor S Locke Esq, McLellans. Tel: 01992 532008 e-mail: slocke@mclellans.co.uk