

Town Centre Office Premises

Suite 2, 46 The Green

Banbury, OX16 9AB



To Let
1,917 sq ft - 2,629 sq ft
£21,000 - £30,000 pax

WHITE COMMERCIAL SURVEYORS LTD

Charter Court, 49 Castle Street
Banbury, Oxfordshire, OX16 5NU

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Sq Ft	Sq M	Use	Car Parking Spaces	Rent Per Annum	Service Charge Per Quarter	2017 Rateable Value	EPC Rating
(Rear) 1,917	178.1	Offices	8	£21,000	£450	Guesstimated £25,000	E - 118
(Whole) 2,629	244.24	Offices	11	£30,000	£569.80	£30,000	E - 118

LOCATION

Banbury is situated at Junction 11 of the London to Birmingham M40 with a population of 42,000 and a catchment of circa 290,000. Banbury is an expanding town with considerable new housing and commercial growth taking place.

Suite 2, 46 The Green is situated in Banbury's main business and professional area. Local occupiers include Spratt Endicott and Bower and Bailey Solicitors, Savills and Fisher German.

DESCRIPTION

46 The Green is a 17th Century Listed mid terrace property situated on the west side of South Bar and fronting The Green. Suite 2 provides two storey quality refurbished office accommodation with a two storey modern extension to the rear with kitchen and separate WCs. There is car parking to the rear of the premises, accessed via West Bar Street.

ACCOMMODATION

Net internal area measured in accordance with the current IPMS Code of Measuring Practice.

Floor	Use	Sq M	Sq Ft
Rear Suite			
Ground	Offices	86.7	933
First	Offices	87.3	940
	Kitchen	4.1	44
Whole Suite			
Ground	Offices	106.46	1,146
First	Offices	133.68	1,439
	Kitchen	4.1	44
Total		244.24	2,629

SERVICES

We understand that all mains services are connected to the premises. The services have not been tested by the agents.

TERMS & RENT

Rent

The property is available on a new effective full repairing and insuring lease as per the table above, exclusive of VAT and other outgoings and subject to contract.

Service Charge & Insurance

There is a service payable as per the table above (based on current year's figures) in respect of the repairs, maintenance and the insurance for the premises.

Rates

We understand from the Valuation Office 2017 Rating List that the rateable value for the whole property is £30,000. This is not what you pay. Further information regarding rates payable is available from White Commercial Surveyors.

VAT: All prices and rents quoted exclude VAT which will be payable in addition at the standard rate.

EPC

The EPC rating for the property is E – 118.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING & FURTHER INFORMATION

Contact: Harvey White

Tel: 01295 271000

Email: harvey@whitecommercial.co.uk

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with White Commercial Surveyors.

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. September 2018.