3 Wildmere Close

Wildmere Road Banbury Oxfordshire OX16 3TL

For Sale £260,000

To Let £20,000 per annum exclusive

3,085 sq ft (287 sq m)

WHITE COMMERCIAL SURVEYORS LTD

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

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whitecommercial.co.uk

Sq Ft	Use	Sale Price	Rent Per Annum	Service Charge Per Annum	Building Insurance Per Annum	2017 Ratable Value	EPC Rating
3,085	B1/B8	£260,000	£20,000	n/a	Approx. £500	£12,500	D - 93

LOCATION

Banbury is situated at Junction 11 of the London to Birmingham M40 and the premises are situated just off the Wildmere Road Industrial Estate which is located less than half a mile from Junction 11 of the M40.

DESCRIPTION

The premises comprise a terraced warehouse/industrial building of steel portal frame construction with steel cladding to external elevations and UPVC windows including a trade counter office, kitchenette and WC facilities to the ground floor. There is a mezzanine on the first floor that provides further office and storage space.

The height to eaves is 5.3m with a height to ridge of 7.56m. There is a roller shutter door of 3.5m x 4m high. To the front of the premises is a concrete yard with 4 car parking spaces.

ACCOMMODATION

Gross internal areas measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Floor	Use	Sq M	Sq Ft
Ground	Warehouse	137	1,468
Ground	Trade counter office/Kitchenette/WCs	62	671
First	Mezzanine & office	88	946
TOTAL		**287**	**3085**

SERVICES

All mains services are connected to the property, except gas. None of the services have been tested by the agents.

TERMS & RENT

The property is available on a new lease at a rental of £20,000 per annum exclusive of VAT and other outgoings and is subject to contract.

The property is available on a freehold basis at a figure of £260,000 plus VAT.

RATES

We understand from the Valuation Office website that the rateable value for the premises is £12,500. This is not what you pay. Further details are available from White Commercial.

BUILDING INSURANCE

A building insurance cost of approximately £500 per annum will be payable (based on 2017-18 figures).

VAT

VAT is payable in addition to all costs quoted.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Contact Chris White or Harvey White
Tel: 01295 271000
Email: chris@whitecommerial.co.uk
harvey@whitecommercial.co.uk

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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.

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