# The Ockley Barn

## Upper Aynho Grounds, Aynho, Banbury
## Oxfordshire, OX17 3AY

# To Let

## 1,599 sq ft

## £10,000 per annum exclusive


**WHITE COMMERCIAL SURVEYORS LTD**

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| Sq Ft | Sq M | Use | Rent Per Annum | Service Charge Per Annum | Building Insurance Per Annum | 2017 Ratable Value | EPC Rating |
|---|---|---|---|---|---|---|---|
| 1,599 | 148.59 | B1 | £10,000 | £1,500 | £159.74 | £5,400 | TBA |

## LOCATION

The Ockley Barn is located on the Oxfordshire/ Northamptonshire border just 10 minutes from Junction 10 of the M40 between Bicester and Banbury.

The barn is situated 7 miles from both Banbury (to the north) and Bicester (to the south) and 1 mile from the pretty village of Aynho.

## DESCRIPTION

The premises comprise a single-storey barn which has been converted to offices. The interior is divided into three offices with two storage areas, one with loading capabilities. The premises benefits from separate kitchen facilities and WC's, as well as ample car parking.

The unit comprise part of The Great Barn www.thegreatbarn.net venue and events business that hosts rural weddings and corporate event days, a privately owned idyllic 18th century venue set in 250 acres of beautifully landscaped grounds.

## ACCOMMODATION

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

| Floor | Use | Sq Ft | Sq M |
|---|---|---|---|
| Ground | Office | 203.44 | 18.90 |
| | Office | 203.44 | 18.90 |
| | Stores | 266.41 | 24.75 |
| | Office | 503.75 | 46.80 |
| | Stores | 422.38 | 39.24 |
| Total | | 1,599.42 | 148.59 |

## SERVICES

We understand that all mains services are connected to the premises (sub-metered supplies), excluding gas.

## TERMS

The property is available on new internal repairing and insuring lease, with a minimum lease length of 3 years on terms to be agreed, at a rental of £10,000 per annum exclusive.

### Service Charge

A service charge of £1,500 per annum is payable in respect of the maintenance of the estate roads and landscaping.

### Building Insurance

The insurance premium for the building equates to £159.74 per annum (based on 2019 figures).

### Rates

We understand from the Valuation Office website that the rateable value for the premises is £5,400. It may be possible to claim Small Business Rates relief so no rates are payable, further details are available from White Commercial.

### VAT

No VAT is payable in addition to all prices quoted.

## EPC

The EPC rating for the unit is currently being assessed.

## 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

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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