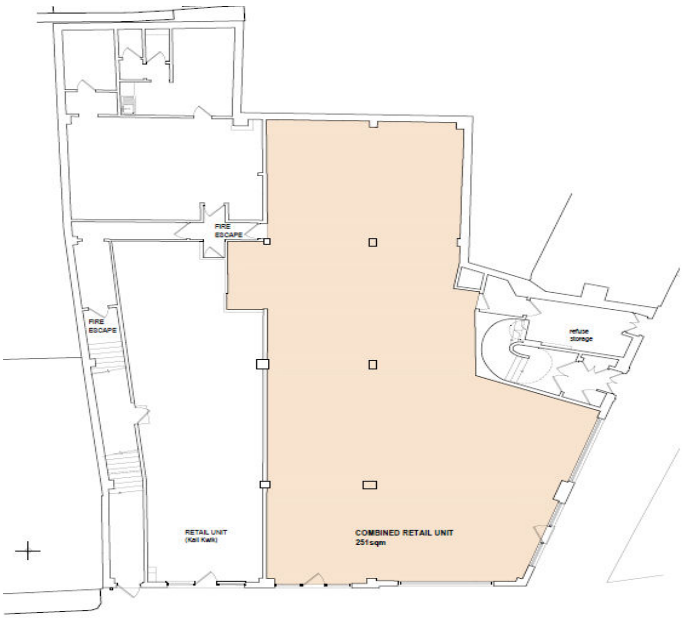
Prime Retailing Opportunity

Banbury Oxon OX16 0AH



To Let

From 2,700 – 4,305 sq ft

£32,400-£51,500 per annum exclusive

Generous Incentives available

WHITE COMMERCIAL SURVEYORS LTD

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

01295 271000

whitecommercial.co.uk

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Sq Ft	Sq M	Use	Rent Per Annum	Building Insurance PA	2017 Ratable Value	EPC Rating
2,700	250.84	A1	£32,400	TBC	TBC	TBC
4,305	399.94		£51,500	TBC	TBC	TBC

LOCATION

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

The premises are situated Banbury's main business and professional area opposite Banbury Cross and the Lady on the White Horse. Local occupiers include Bower & Bailey solicitors, Savills, Fisher German, Odeon Cinema and The Church House pub.

DESCRIPTION

The premises comprise prominently situated ground floor units with excellent frontages onto the Banbury Cross, Horse Fair and West Bar. Heating and cooling is provided via ceiling-hung air-conditioning units.

ACCOMMODATION

The net internal areas measured in accordance with the current International Property Measurement Standard are as follows:

Floor	Use	Sq M	Sq Ft
Ground	Option 1	250.84	2,700
	Option 2	399.94	4,305
Total		**399.94**	**4,305**

TERMS

Either premises are available on a new effective full repairing lease at a rent as per the table above, exclusive of other outgoings and subject to a minimum three-year lease.

EPC

The EPC will need to be reassessed.

RATES

The rateable values will need to be reassessed.

Further information is available from White Commercial Surveyors.

SERVICES

Mains water, electricity and drainage are connected to the premises but have not been tested by the agents.

VAT

No VAT will be payable upon the rent.

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@whitecommercial.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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The Property Ombudsman

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