

Lancelot House, Castle Quay Shopping Centre, Banbury

38 Bridge Street, Banbury, Oxfordshire, OX16 5PY

Comprehensively Refurbished Ground Floor Premises with Flexible Use



**Approx. 2,700 Sq Ft
To Let - £35,000 Per Annum Exclusive**

WHITE COMMERCIAL SURVEYORS LTD

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Sq Ft	Sq M	Current Use	Floor	Rent Per Annum	Building Insurance Per Annum	2017 Ratable Value	EPC Rating
2,700	271	Flexible Class E	Ground	£35,000	TBC	TBC	D-87

LOCATION

Banbury, the second largest town in Oxfordshire is situated at Junction 11 of the London to Birmingham M40 motorway and is subject to substantial commercial and residential expansion at the current time; with a number of new developments underway and planned.

The prominent Grade II Listed two-storey building is situated within the heart of Banbury's town centre in a prime location, attached to the Castle Quay Shopping Centre, which is also subject to a significant extension, incorporating a new cinema, hotel and waterfront food retailing scheme.

DESCRIPTION

The premises comprise the ground floor of an attractive end of terrace two-storey property, which is being comprehensively refurbished to provide residential accommodation at first floor and a new retailing unit on the ground floor finished to a shell specification. Full details are available from White Commercial.

Notably, the premises also has a sizeable external trading area to the front of the property, comprising a paved terrace.

EPC

The EPC for the property is rated D – 87.

TERMS

The property is available on a new fully repairing and insuring lease at a rental of £35,000 per annum exclusive of VAT and other outgoings. Financial incentives for fit out costs are available from the landlord.

FLEXIBLE USE – CLASS E

The property benefits from Class E, a new single Commercial, Business and Service Use Class suitable for retail, offices, restaurant, Nursery uses etc. Further information is available from White Commercial.

SERVICES

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

RATEABLE VALUE

The Rateable Value for the ground floor is due to be assessed by the Valuation Office. Further details are available from White Commercial.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Please contact Chris White

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Email: chris@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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