

Town Centre Courtyard Location 5 White Lion Walk, Banbury, OX16 5UD



TO LET

864 sq ft (80.26 sq m)

£13,500 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

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

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Sq Ft	Floor	Use	Rent	Service Charge Per Annum	Building Insurance Per Annum	Rateable Value	EPC Rating
864	Ground	Retail	£13,500	£709	£521	£13,000	E - 111

LOCATION

Banbury is situated at Junction 11 of the London to Birmingham M40. Banbury is an expanding town with considerable new housing and commercial developments taking place.

The property is situated in a niche courtyard location in Banbury Old Town, linking the High Street and Church Lane. Surrounding occupiers include Books & Ink Bookshop, James Boswell Hair Design, Makeover Banbury and RJ's Barbers.

DESCRIPTION

The ground floor premises comprise retail and ancillary accommodation with WC facilities and a fantastic glazed timber frame shop front.

There is one parking space available in the service area to the rear of the property and lift access from the car park.

EPC

The EPC rating for the property is E – 111.

ACCOMMODATION

Area measured in accordance with the current International Property Measurement Standards.

Floor	Use	Sq M	Sq Ft
Ground	Retail	80.26	864
TOTAL		80.26	864

TERMS & RENT

Rent: The property is available on a new lease at a rent of £13,500 per annum, exclusive of VAT and other outgoings; subject to contract.

Service Charge: A service charge is payable in connection with the maintenance, cleaning and repair of common and shared areas of the estate. The service charge is approximately £709 per annum (19/20 figures).

Building insurance: The insurance premium is approximately £521 per annum (19/20 figures).

Rates: The rateable value is £13,000. This is not what you pay. Further information is available from the agents.

VAT: VAT is payable in addition.

SERVICES

We understand that all main services are connected to the property, excluding gas. None of these services have been tested by the agents.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Viewing strictly via prior appointment.

Please contact the agents via telephone or email:

Telephone: 01295 271000

Email: chris@whitecommercial.co.uk

or 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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