

Fully Refurbished Ground Floor Retail Unit 66 High Street Banbury, Oxon, OX16 5JJ



TO LET
1,789 sq ft (156.5 sq m)
£27,500 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

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

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Sq Ft	Sq M	Use	Rent Per Annum	Estimated Service Charge PA	2017 Ratable Value	EPC Rating
1,789	156.5	Class E	£27,500	£2,689.56	£30,500	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 within the pedestrianised area of the town centre close to Lloyds Bank, Tesco Express, Greggs Bakery and Savers.

DESCRIPTION

The premises comprise a prominently situated ground floor retail unit within an impressive Grade II Listed building.

The property benefits from excellent frontage onto the High Street and comprises a ground floor unit with basement. Various uses can be considered by the landlords.

Plans are available upon request from the agents (such plans may be subject to change due to potential requirements for planning or building process).

SERVICES

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

RATES

The rateable value for the premises requires reassessment. Further information is available from both the local authority and White Commercial Surveyors.

TERMS

The premises are available on a new effective full repairing lease at a rent of £27,500 per annum, exclusive of VAT and other outgoings and is subject to contract.

ACCOMMODATION

The net internal areas measured in accordance with the current R.I.C.S. Code of Measuring Practice are as follows:

Floor	Use	Sq M	Sq Ft
Ground	Retail	134.30	1,446
	Basement	31.9	343
TOTAL		166.20	1,789

EPC

The EPC is due to be assessed following completion of building works to the premises.

VAT

VAT will be payable in addition at the standard rate.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Contact Chris White or Harvey White of White Commercial

Tel: 01295 271000

Email: chris@whitecommercial.co.uk
harvey@whitecommercial.co.uk



Chris White



Harvey White

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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