

1st Floor Modern Offices

26 Cornhill House, Market Place

Banbury, Oxon, OX16 5NG



TO LET

900 sq ft (83.61 sq m)

£10,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

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

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whitecommercial.co.uk

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Sq Ft	Sq M	Current Use	Rent Per Annum	Building Insurance PA	2017 Rateable Value	EPC Rating
900	83.61	Class E	£10,000	TBA	TBA	To be assessed

LOCATION

Banbury is situated at Junction 11 of the London to Birmingham M40 and is the main North Oxfordshire centre for commerce and industry, with its population approaching 52,000 and a catchment of approximately 160,000. The town is undergoing significant commercial growth.

The property is positioned within the busy pedestrianised area of the market place within Banbury Town Centre and opposite Banbury's main Bolton Road surface public car park and adjacent to Banbury's Citizens Advice Bureau.

The property is adjacent to Banbury's Castle Quay shopping centre, which is undergoing a major 500,000 sq ft expansion, including a new Cinema, Premier Inn, and Lidl Food Store.

DESCRIPTION

The premises comprises quality modern first floor office accommodation within a prominent Grade II listed building.

The property benefits from a passenger lift, separate male & female WC facilities, as well as a kitchen.

The property is within easy walking distance of both bus and mainline train stations.

The property currently benefits from Class E use, meaning a wider variety of uses can be considered within the building.

ACCOMMODATION

Measured in accordance with IPMS Retail:

Floor	Use	Sq M	Sq Ft
First	Offices	6.61	71
		30.10	324
		46.90	505
TOTAL		83.61	900

TERMS

The property is available on a new effective fully repairing and insuring lease at a rental of £10,000 per annum exclusive, subject to contract and terms agreed.

RATES

The rateable value will need to be reassessed.

Please contact the valuation office agency or White Commercial for further information.

SERVICES

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

VAT

VAT is payable in addition to the rent.

ENERGY PERFORMANCE CERTIFICATE

The EPC for the premises is due to be assessed.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Viewing strictly via prior appointment with the agent.

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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