

Prominent Retailing Unit 81 High Street Banbury, OX16 5JG

TO LET



**430 sq ft plus 255 sq ft basement
£9,000 per annum exclusive**

WHITE COMMERCIAL SURVEYORS LTD

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Unit	Sq Ft	Sq M	Rent Per Annum	Building Insurance Per Annum	Rateable Value	EPC
81	685	63.6	£9,000	TBA	£8,000*	To be assessed

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 & commercial developments taking place.

The property is in a busy position on the main High Street, situated within the pedestrianised area of the town centre. Banbury's Castle Quay shopping centre is a short walk from the property, which has recently been expanded to include a new cinema, hotel and artisan market.

DESCRIPTION

The premises comprise a self-contained, ground floor retailing unit with storage, formerly occupied by a popular sandwich shop. There is a WC and kitchenette.

The first floor of the building provides ancillary storage accommodation.

The property benefits from Class E use, providing flexibility for the landlords to consider a variety of uses. Further information is available via both White Commercial and the local authority.

ACCOMMODATION

Floor	Use	Sq M	Sq Ft
Basement	Storage	19.2	207
		4.5	48
Ground	Retail Zone A	20.6	222
First	Storage	19.3	208
TOTAL		63.6	685

Measured in accordance with the current R.I.C.S. Code of Measuring Practice

TERMS

The property is available on a new fully repairing and insuring lease at £9,000 per annum exclusive of other outgoings, with terms to be agreed, subject to contract.

SERVICES

We understand that all mains services are connected to the property. None of these services have however been tested by the agents.

RATES

The whole building has an RV of £8,000 – which will need to be reassessed. This is not what you pay. Further information is available from both the local authority White Commercial.

EPC

The EPC rating for the premises is to be assessed.

VAT

We understand that the premises is opted for taxation and VAT is therefore payable.

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



Chris White



Harvey White

VIEWING AND FURTHER INFORMATION

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.

If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. January 2022.