

Ground Floor Retailing / Restaurant Premises

9 Broad Street

Banbury, OX16 5BN

TO LET



727 sq ft (67.55 sq m)
£11,000 per annum exclusive

Unit	Sq Ft	Sq M	Rent Per Annum	Building Insurance Per Annum	Rateable Value	EPC
9	727	67.55	£11,000	£550.00	£6,300	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 positioned in a busy position on Broad 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 an open plan, self-contained, ground floor retailing unit with storage, WC and kitchen facilities. The unit was formerly occupied as a café / restaurant and has an equipped kitchen to the rear, complete with an extractor hood.

There is one allocated car parking space with the unit.

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
Ground	Retail Zone A	20.47	220
	Retail Zone B	19.85	214
	Retail Zone C	14.86	160
	Kitchen	10.27	110
	Storage	2.10	23
TOTAL		67.55	727

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

TERMS

The property is available at £11,000 per annum exclusive of other outgoings on a new fully repairing and insuring lease, with terms to be agreed, subject to contract and financial viability.

SERVICES

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

RATES

The rateable value for the unit is £6,300. This is not what you pay. Further information is available from both the local authority and White Commercial Surveyors.

EPC

The EPC rating for the premises is to be assessed.

VAT

We understand that the premises is not opted for taxation and that VAT is not 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. December 2021