

**Ground and First Floor Town Centre Premises  
25 High Street  
Banbury, OX16 5EG**

**TO LET**



**1,370 sq ft (127.00 sq m)  
£22,000 per annum exclusive**

WHITE COMMERCIAL SURVEYORS LTD

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Sq Ft	Sq M	Current Use	Rent Per Annum Exclusive	Building Insurance PA	Rateable Value	EPC
1,370	127.00	Sui Generis	£22,000	TBC	£23,250 per annum	D - 82

### 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. Banbury continues to undergo significant commercial and residential growth.

The premises are situated within Banbury Town Centre adjacent to the pedestrianized area of the High Street, close to Tesco Express and Pinto Loungers Bar.

### Description

The premises occupies a prominent position with open plan ground floor retail space; rear stores and kitchen and with a good frontage to the High Street. The unit could be suitable for a wide variety of potential uses, subject to planning.

### Accommodation

Floor	Use	Sq M	Sq Ft
Ground	Retail Zone A	46	490
	Retail Zone B	9	100
	Retail Zone B	36	391
	Rear Store/Office	24	261
	Kitchen	12	129
<b>Total</b>		<b>127</b>	<b>1,370</b>

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

### Rent

The premises is available on a new *effective* fully repairing and insuring lease at a rent of £22,000 per annum, exclusive of other outgoings and subject to contract.

### Services

We understand that all mains services are connected to the premises excluding gas. None of the services have been tested by the agents.

### Rates

The rateable value is £23,250. You may be eligible for retail, hospitality and leisure relief, check with your local council for advice. Please contact White Commercial for further information.

### VAT

We understand the premises is not opted for taxation and as such no VAT is chargeable.

### Viewing and further information

Please contact Chris White & Harvey White

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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](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. May 2022.