

Historic Town Centre Retail / Restaurant Premises

39 High Street

Banbury, Oxfordshire, OX16 5ET

TO LET



**Ground Floor of 2,884 sq ft (267.89 sq m)
TO LET - £32,000 per annum exclusive**

WHITE COMMERCIAL SURVEYORS LTD

01295 271000

whitecommercial.co.uk

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Sq Ft	Sq M	Current Use	Floor	Rent Per Annum	Building Insurance Per Annum	2023 Ratable Value	EPC Rating
2,884	267.89	Class E	Ground	£32,000	£1,230.00	£31,000	D - 93

Location

Banbury, the second largest town in Oxfordshire is situated at Junction 11 of the London to Birmingham M40 motorway and is subject to substantial commercial and residential expansion at the current time; with a number of new developments underway and planned.

The premises are situated close to the Banbury Cross within the town centre with surrounding occupiers such as to Wetherspoon's, Tesco Express, Anker Estate Agents, The Italian Larder, Finders Keepers and Stepping Stones.

Description

The Grade II listed building on High Street comprises a rusticated, open plan ground floor retailing space, formerly occupied by a popular restaurant operator.

The premises benefits from an excellent frontage onto High Street and also rear access and servicing off Calthorpe Street, including one allocated car parking space.

Accommodation

Floor	Use	Sq M	Sq Ft
Ground	Retail Zone A	65.38	704
	Retail Zone B	70.56	760
	Retail Zone C	69.57	749
	Remaining retail	41.58	448
	Public toilets	20.8	224
Total Ground Floor		267.89	2,884

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

Terms

The property is available on a new *effective* fully repairing and insuring lease at a rental of £32,000 per annum, exclusive of VAT and other outgoings.

Services

Mains water, electricity, gas and drainage are connected to the property; however, we advise none of these services have been tested by the agents.

Rateable Value

The rateable value from April 2023 for the ground floor premises is £31,000. This is not what you pay. Further information is available from White Commercial if required.

VAT

We understand the premises are opted for taxation and as such VAT will be chargeable.

Legal Costs

Each party will be responsible for their own legal costs.

Viewing and Further Information

Please contact Chris White or Harvey White

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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