

Refurbished Town Centre Ground Floor Retail / Cafe Premises Castle Quay Shopping Centre 38 Bridge Street, Banbury, Oxfordshire, OX16 5PY



**Approx. 2,700 Sq Ft
TO LET - £35,000 Per Annum Exclusive**

WHITE COMMERCIAL SURVEYORS LTD

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Sq Ft	Sq M	Current Use	Floor	Rent Per Annum	Building Insurance Per Annum	2017 Rateable Value	EPC Rating
2700	250.84	Class E	Ground	£35,000	TBC	TBC	D - 87

Location

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

The prominent Grade II Listed two-storey building is situated within the heart of Banbury's town centre in a prime location, attached to the Castle Quay Shopping Centre, which is also subject to a significant extension, incorporating a new cinema, hotel and waterfront food retailing scheme.

Description

The premises comprise the ground floor of an attractive end of terrace two-storey property, which has been comprehensively refurbished to provide quality residential accommodation to the upper floors and a new café/retailing unit to the ground floor, finished to a shell specification.

Further details and plans are available from White Commercial.

Notably, the premises benefits from an 8-metre external trading area to the front of the property, comprising a paved terrace, providing external covers.

Services

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

Terms

The property is available on a new *effective* fully repairing and insuring lease at a rental of £35,000 per annum, exclusive of VAT and other outgoings.

Flexible Use – Class E

The property benefits from Class E use, which is a new single Commercial, Business and Service use class, meaning the property will be suitable for a variety of uses.

Further information is available from White Commercials comprehensive website: -

<https://whitecommercial.co.uk/wp-content/uploads/2021/01/Commercial-Property-Use-Classes-2020.pdf>

Rateable Value

The Rateable Value for the ground floor is due to be assessed by the Valuation Office.

Further details should be available via the Cherwell District Council business rates team.

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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