

Attractive Ground and First Floor Town Centre Premises

48 - 48a High Street

Banbury, Oxfordshire, OX16 5LA

TO LET



Ground Floor of 993 sq ft with 344 sq ft to First Floor (124.2 sq m)

TO LET - £18,500 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
1,337	124.2	Class E	£18,500	£871.82	£16,250	D - 99

Location

Banbury is the second largest town in Oxfordshire and is situated at J11 of the London to Birmingham M40 motorway. The town is subject to substantial commercial and residential expansion presently; with a number of new developments planned and underway.

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

Description

The premises comprise an attractive, mainly open plan ground floor retailing unit, with an office and kitchenette to the rear, together with further office and storage accommodation, kitchen and WC to first floor.

The unit benefits from Class E use, meaning a wider variety of uses can be considered.

Accommodation

Floor	Use	Sq M	Sq Ft
Ground	Retail Zone A	54.2	584
	Retail Zone B	22.4	241
	Retail Zone C	15.6	168
First	Storage	26.1	281
	Kitchen	3.1	33
	WC	2.8	30
Total		124.2	1,337

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

Terms

The premises are available on a new fully repairing and insuring lease at a rental of £18,500 per annum, exclusive of other outgoings and subject to contract.

The property will be available for occupation from February 2023.

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 for the whole building is £16,250 per annum. This is not what you pay. Further details in this regard are available from White Commercial.

VAT

VAT will be chargeable upon the rent.

Viewing and further information

Please contact Chris White & Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk
and 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. August 2022.