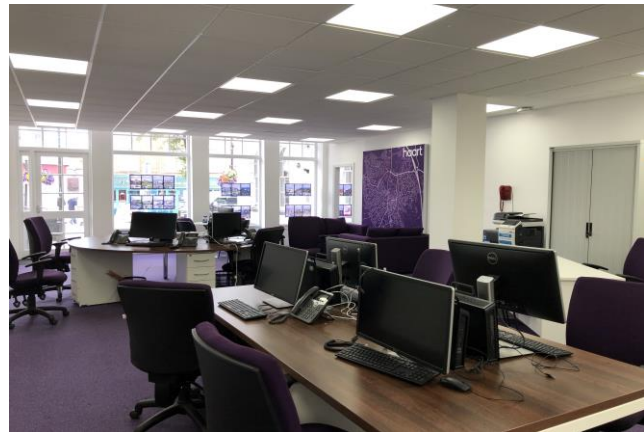


Ground Floor Financial & Professional / Retail Unit 64-65 High Street Banbury Oxon OX16 5JJ



TO LET
981 sq ft
£16,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

Charter Court, 49 Castle Street
Banbury, Oxfordshire, OX16 5NU

01295 271000

whitecommercial.co.uk

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commercial.co.uk

Sq Ft	Sq M	Use	Rent Per Annum	Approx. Service Charge PA	Est. Building Insurance PA	2023 Ratable Value	EPC Rating
981	63.41	E	£16,000	£1,200	£388	£15,000	D - 85

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 and commercial developments taking place.

The premises are situated within the pedestrianised area of the town centre, close to Lloyds Bank, Tesco Express, Greggs Bakery and Savers.

DESCRIPTION

The premises comprise a prominently situated ground floor retail unit, benefitting from the flexible Class E use. We understand that the building is listed. The property has a fantastic frontage onto the High Street.

SERVICE CHARGE

A service charge is payable in respect of the cleaning, repair and maintenance of the shared areas of the premises – this equates to approximately £1,200 per annum and is paid quarterly in advance.

ACCOMMODATION

The net internal areas measured in accordance with the current R.I.C.S. Code of Measuring Practice are as follows:

Floor	Use	Sq M	Sq Ft
Ground	Retail Zone A	37.86	407.5
	Retail Zone B	35.82	385.5
	Office	9.27	100
	Kitchen	8.21	88
TOTAL		91.16	981

TERMS

The unit is available on a new lease and on terms to be agreed, subject to a surrender of the existing lease held and is subject to contract and financial viability.

SERVICES

Mains water, electricity and drainage are connected to the property but have not been tested by the agents.

RATES

The rateable value from April 2023 is £15,000.

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 D – 85.

VAT

VAT will be payable in addition at the standard rate.

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

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. November 2021.



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