

Ground Floor Retailing Unit
1 Parsons Street
Banbury, OX16 5LW

TO LET



588 sq ft (54.7 sq m)
TO LET - £14,000 Per Annum Exclusive

| Sq Ft | Sq M | Current Use | Rent Per Annum | Building Insurance Per Annum | Contribution PA | 2023 Rateable Value | EPC |
|-------|------|-------------|----------------|------------------------------|-----------------|---------------------|--------|
| 588 | 54.7 | Class E | £14,000 | £350 | £1,400 | £17,250 | D - 80 |

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. The town is undergoing significant commercial growth.

The property is positioned in a prominent position on Parsons Street and situated within the pedestrianised area of the town. Banbury's modern Castle Quay shopping centre is just a short walk away, which has been subject to significant expansion recently, including a new cinema, hotel, food retailing scheme and 'Lock 29' artisan market.

Description

The premises is a stone-built period property dating from circa 1665 and benefits from an excellent frontage and comprise a self-contained, open plan ground floor retail unit, with WC. The property falls within use Class E, meaning a wide variety of uses can be considered within the building.

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

| Floor | Use | SQ M | SQ FT |
|--------------|--------|-------------|------------|
| Ground | Zone A | 52.7 | 567 |
| | Zone B | 2 | 21 |
| | W/C | - | - |
| Total | | 54.7 | 588 |

Terms

The property is available on a new internal repairing and insuring lease, at a rent of £14,000 per annum, exclusive of other outgoings and subject to contract.

VAT is not payable in addition. Please refer to the table above for further financial information, or contact White Commercial.

Contribution

A contribution will be payable per annum towards external building maintenance.

Rates

The rateable value for the period 23/24 is £17,250. This is not what you pay. Further information in this regard is available from White Commercial.

Services

We understand that all mains services are connected to the premises, excluding gas, but advise none of these services have been tested by the agents.

Viewing and further information

Please contact Chris White & Harvey White

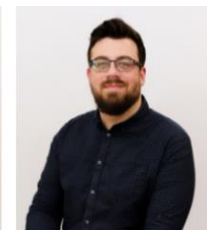
Tel: 01295 271000

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. January 2023.