

64-65 High Street

Banbury Oxon OX16 5JJ

Ground Floor Financial & Professional / Retail Unit



To Let
981 sq ft
£25,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

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

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whitecommercial.co.uk

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Sq Ft	Sq M	Use	Rent Per Annum	Approx. Service Charge PA	Building Insurance PA	2017 Ratable Value	EPC Rating
981	63.41	A2	£25,000	£1,200	£388	£19,000	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, currently benefitting from A2 Financial and Professional 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.

SERVICES

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

RATES

The rateable value for the unit is £19,000. This is not what you pay.

Further information is available from both the local authority and White Commercial Surveyors.

TERMS

The unit is available on either a sub-lease or via assignment, with the current lease expiring in September 2022. This lease can be extended or renewed, subject to contract and agreement with the landlord. The landlord may also consider a simultaneous surrender and regrant of a new lease, on terms to be agreed. The rent is exclusive of VAT and other outgoings, subject to contract.

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

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

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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