

66 HIGH STREET
Banbury, Oxfordshire, OX16 5JJ

High Street Premises To Let



- Impressive High Street Premises
- 162.5 sq m (1,748 sq ft)
- Prominent Location
- In Banbury Town Centre's pedestrianised area

Asking rent: £27,500 p.a. exclusive of outgoings

Location

Banbury is the main regional centre of North Oxfordshire at Junction 11 of the M40 linking London to Birmingham. The town benefits from high-speed train links to London Marylebone and Birmingham Moor Street, Snowhill and New Street stations.

The property is located in a busy position on High Street in the pedestrianised area of Banbury Town Centre. Nearby occupiers include Tesco Express, Savers, Lloyds Bank and Greggs.

Description

The property forms part of the ground floor and basement of a 3 storey Gate II listed building. The property enjoys excellent shop frontage to the High Street. The property is currently being reconfigured as shown in the attached indicative floor plan and outlined in red. The Landlord may be willing to work with potential tenants on the design should a new lease be agreed prior to its completion. Please note however that the floor plans may change subject to requirements of the planning or building process.

Lease

To let on new full repairing and insuring lease for a term of years to be agreed. Incentives are available for fit out costs in connection with the tenant's specific requirements and subject to contract.

Accommodation

The area of the property is as follows:

Floor	Metric (sq m)	Imperial (sq ft)
Basement	32.0	344
Ground	130.5	1,404
Total	162.5	1,748

Use

A Planning Application is awaiting determination which includes a change of use to A1/A2/A3.

Rental

£27,500 per annum exclusive payable quarterly in advance. A rent deposit may be required aside from normal quarterly rent.

Rates

The property is part of a larger existing property. Following the reconfiguration the rateable value will be determined by the VOA. Interested parties should contact Cherwell District Council for verification.

EPC

The property is due to be reconfigured – the EPC will be available following these works.

Legal Costs

Each party is to pay their own legal costs.

VAT

We understand that the property is elected for VAT.

Code for Leasing Business Premises

We refer you to the Code for Leasing Business Premises in England and Wales 2007, available at <http://www.leasingbusinesspremises.co.uk/>

Local Authority

Cherwell District Council.

Viewings

All viewings are strictly by appointment through agents Azure Property Consultants Ltd.

For further information please contact:
Azure Property Consultants Ltd

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