

TO LET

Secure Yard, Banbury
0.75 acres



Secure Hard Surfaced Yard
Off Higham Way, Banbury



OFF HIGHAM WAY, BANBURY, OX16 4RN



Secure Hard Surfaced Yard, off Higham Way, Banbury, OX16 4RN



Hard Surfaced Secure Yard

- Secured Yard
- Hard Surfaced
- Easy access to M40
- 5 mins to Banbury Town Centre



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Approximate Travel Distances



Locations

- Milton Keynes - 30 miles
- Northampton - 32 miles

Sat Nav Post Code

- OX16 4RN

Location

The property is situated adjacent to Banbury Train Station East Car Park off Higham Way, with easy access to Bridge Street and the centre of Banbury.

Description

The property comprises a square, hard surfaced storage yard, previously used for car parking and prior to that as a Ready Mixed Concrete Site.

Size

The property extends to approximately 0.757 acres (3,063 sq m of surfaced yard (Outlined red on the reverse plan).

Tenure

CEMEX Land Registry Title - ON298228 and ON300763

Rates

The property is not currently assessed for Business Rates.



Nearest Stations

- Banbury Train Station (Adjacent)



Nearest Airports

- Birmingham 31 miles

Permitted Use

Any Use falling within Classes B1 and B8 of the Town and Country Planning (Use Classes) Order 1987.

There will be restrictive covenant not to use the Premises for or in connection with the production of packaging of concrete or concrete products.

Access

Access to the property is directly off Higham Way.

Terms

The property is available on a leasehold basis at offers in the region of £18,000 per annum (paid monthly in advance) for a term of up to 5 years contracted out of the Security of Tenure and Compensation provisions of the Landlord & Tenant Act 1954 Part II.

There will be a rolling 6 month development break clause.

Repair & Insurance

The Property is to be let on Full Repairing Liability Terms.

Legal Costs

Each party will be responsible for their own legal costs plus the Tenant will be responsible for a contribution of £1,250 plus VAT towards CEMEX's legal costs in drafting a lease. The incoming tenant will be responsible for any SDLT.

EPC

N/A

Anti Money Laundering

The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

The Vendor has not opted to tax under Value Added Tax. Should any part of the land or any right attached to it become a chargeable supply for the purposes of Value Added Tax (VAT), such tax will be payable by the tenant in addition to the rent.

Viewings

By strict appointment through the agents, Fisher German LLP.



Please Note

Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated May 2021. Photographs dated December 2020.

