

# BUSINESS PREMISES FOR LEASE



6 Horsefair  
Banbury  
OX16 0AA

VAT &  
Business  
Rates  
Exempt



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Commercial Property | Chartered Surveyors | Asset Management | Investment



## Location

Banbury is a growing commercial centre in North Oxfordshire with a population approaching 50,000. The town has excellent communication links being situated on the M40 and its railway line providing fast trains to London and Birmingham.

The property is located in a prime position overlooking Banbury Cross in the centre of Banbury. It's a property with extremely high visibility. There are a range of other uses in the vicinity including professional services, offices, retail and restaurants. There are a number of public car parks close by.



## Description

The property comprises a ground floor business unit suitable for retail, office, professional services or food use. There is a lovely front room with a characterful brick fire place. Then a further ground floor office with a window and back door leading to a bin area and small yard. Upstairs there is toilet accommodation and a first and second floor office.

The property is Grade II listed.

The floor areas are as follows:

### Ground Floor

Front Office:	18.37 sq m	198 sq ft
Back Office:	5.57 sq m	60 sq ft

### First Floor

Office:	17.10 sq m	184 sq ft
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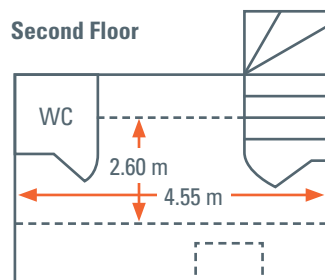
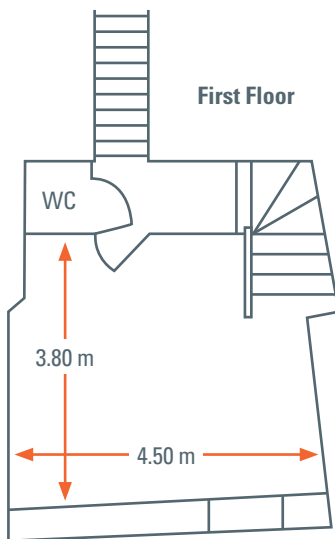
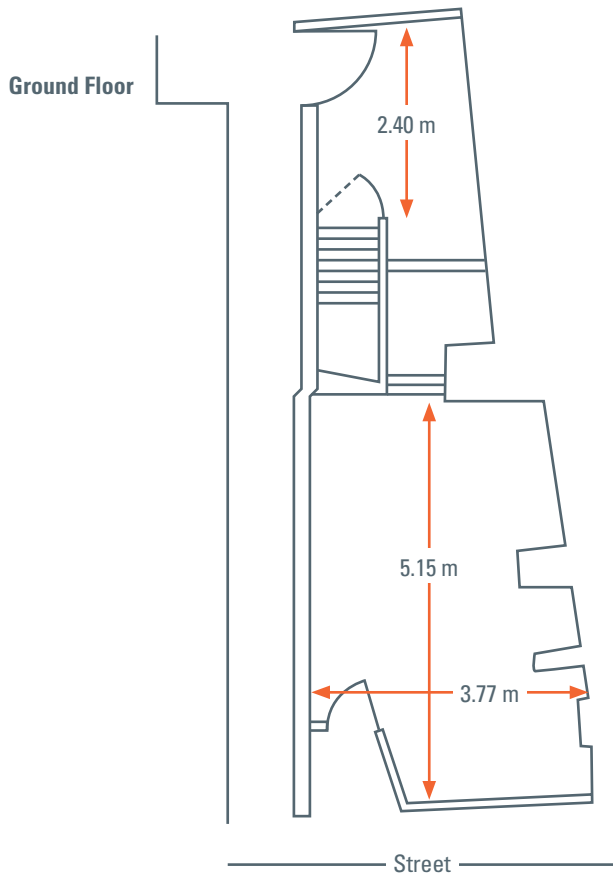
### Second floor

Office	11.83 sq m	127 sq ft
<b>TOTAL</b>	<b>52.87 sq m</b>	<b>569 sq ft</b>



## Floor Plans

(Not to scale)



## EPC Certificate

The Energy Performance Certificate will follow.

## Business Rates

The rateable value of the commercial part is just £5,000 meaning an in-going business may claim rates exemption via the Small Business Rates Relief scheme.

## Terms

The unit comprising the ground and upper floors totalling 569 sq ft is available via a new lease at a rent of £10,200 p.a. (£850 per month). This rent is inclusive of utility costs, with the in going tenant needing to commit to a fair use provision for the electric and gas. The rent is VAT exempt.

The freehold of the entire property comprising this commercial element and including the residential premises to the rear is potentially available. Please contact us for further information.

## Subject to Contract

## VAT

The property is VAT exempt.

## Further Information

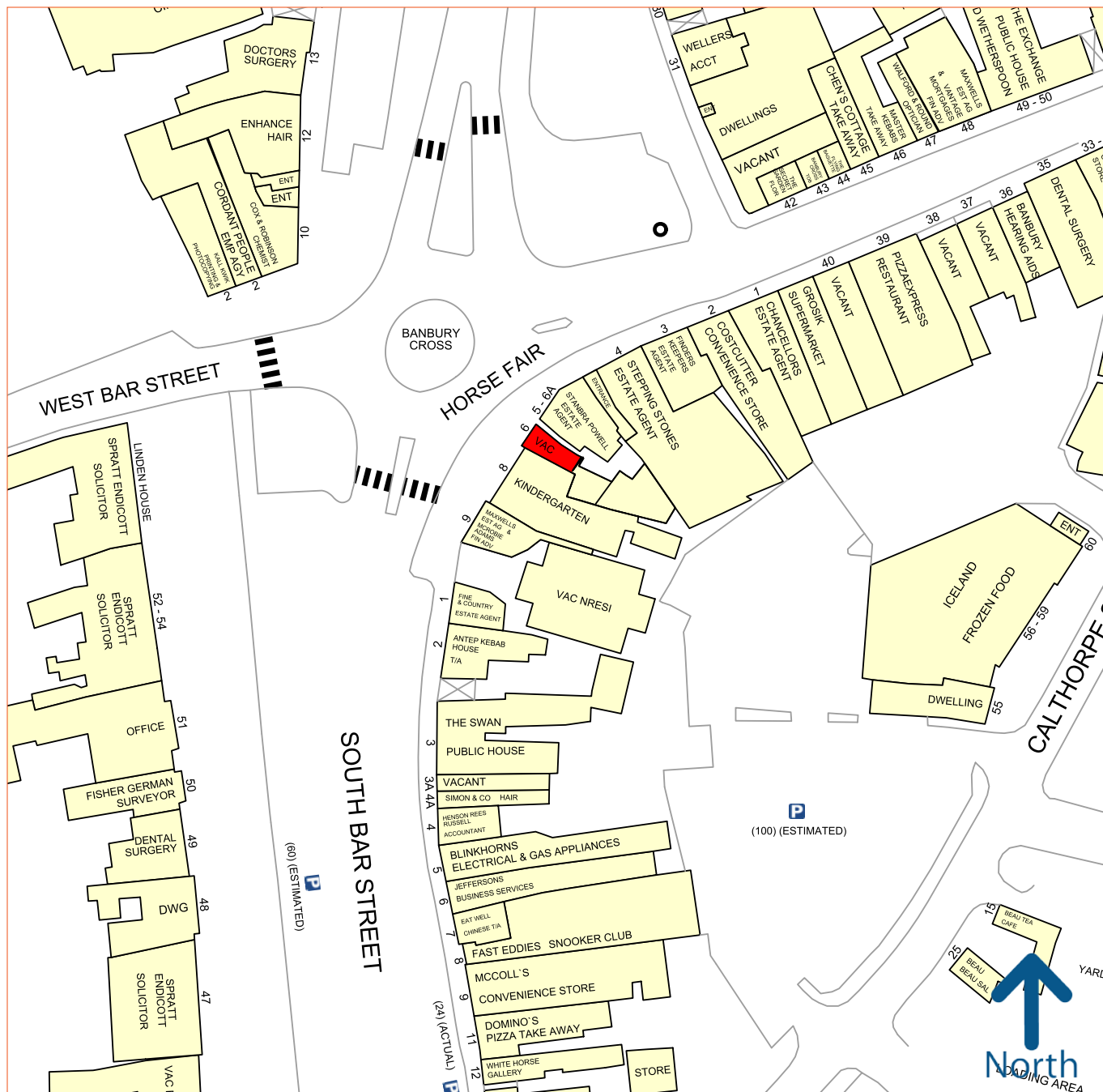
More information is available on request from **Neil Wild.**

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## IMPORTANT INFORMATION

We give notice to anyone who may read these particulars as follows;

1. These particulars are prepared for the guidance of prospective purchasers / lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good order.
4. The photographs show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs.
5. Any areas, measurements or distances referred to are approximate only.
6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that a necessary planning, building regulations or other consent has been obtained and these matters must be verified by any intending purchaser/ lessee.
7. Descriptions of a property are inevitably subjective and the descriptions contained therein are used in good faith as an opinion and not by way of statement or fact.