

BUSINESS PREMISES FOR LEASE


wild
PROPERTY CONSULTANCY

13, Market Place,
Banbury, OX16 5LG

Suitable for A1 or A2 use

Opposite town centre
car park

Free of Business Rates *



01295 983 333
wild-property.co.uk

* Rates exemption is subject to qualifying criteria

LOCATION

Banbury is a busy and growing commercial centre in North Oxfordshire with a population approaching 50,000. It has excellent communication links which is helping fuel the town's growth situated on the M40 and with fast rail links to London and Birmingham. The town centre is full of historic buildings with a range of shops both national and independent, professional services and a strong hospitality sector. The Council's purchase of the shopping centre and the development of a new leisure scheme opening in 2021 adjacent to the canal will provide a further boost for the town. Banbury is popular for town centre living with a number of conversion or new build schemes having taken place for apartments increasing the town's residents.



The property is located in a good retailing position facing the pedestrianised Market Place close to Castle Quay Shopping Centre and to the High Street. The railway station is only a 10 minute walk.

DESCRIPTION

The subject property provides regular shaped ground floor retail and business premises with a very useable lower ground floor. The premises have until recently been used for office use (A2 use class).

The ground floor has suspended ceiling with recessed spot lights, air cooling, wood flooring and a separate room with a commercial sized sink.

The lower ground with a ceiling height of 1.90 metres, is dry, with plastered and painted walls and a hard wearing vinyl floor. There is a WC.

There is a three phase electric supply, gas, air cooling to the ground floor and ventilation to the lower ground. We have not tested the services.

The building is Grade II Listed.

ACCOMMODATION

The property has the following areas and dimensions:

Frontage	19 ft 4 ins	5.90m
Internal Depth	18 ft 9 ins	5.70m
Shop Depth	20 ft 6 ins	6.27m
Ground Floor Shop / office	385 sq ft	35.74m ²
Ground Floor Kitchen	32 sq ft	2.96m ²
Lower Ground	293 sq ft	27.26m ²
Total Floor Area	710 sq ft	65.96m²

Wild Property Consultancy Ltd | 44, South Bar, Banbury, OX16 9AB | T: 01295 983 333 | E: neil@wild-property.co.uk

Commercial Property | Chartered Surveyors | Asset Management | Investment

TENURE

The property is available on a new lease for a term of years to be agreed. A tenant would be liable for the repair of the premises and for payment of the building insurance.

The shop is available to rent on a new lease at a rent of £14,000 p.a.

VAT is payable on the rent.

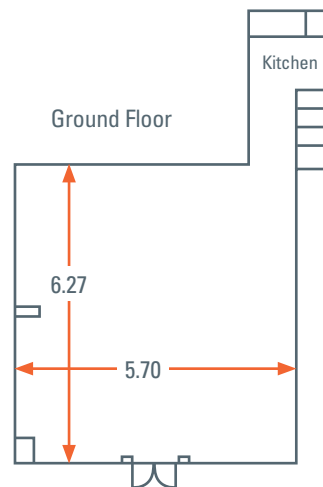
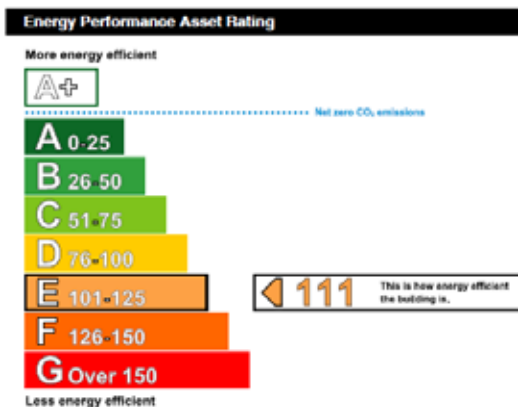
BUSINESS RATES

The Rateable Value is £11,250.

Subject to qualifying criteria a small business would be eligible for Small Business Rates Relief (SBRR) which if approved would result in a 100% exemption. <https://www.cherwell.gov.uk/info/191/business-rates/363/business-rates-reductions-and-relief/3>

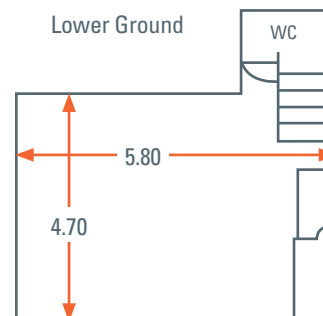
The tenant will be responsible for payment of the Levy for the Banbury BID. The BID is a newly formed business organisation where funds collected are used for a range of initiatives to support the town centre. <https://banburybid.com/> The annual charge is calculated at 1.50% of the Rateable Value, so £169 p.a.

ENERGY PERFORMANCE CERTIFICATE



VIEWINGS

Viewings must be carried out by arrangement and we would encourage anyone interested in viewing the property to first discuss their requirement with us to ensure the property is likely to be suitable.



Not to scale

FURTHER INFORMATION

Is available from **Neil Wild**

t: 01295 983333

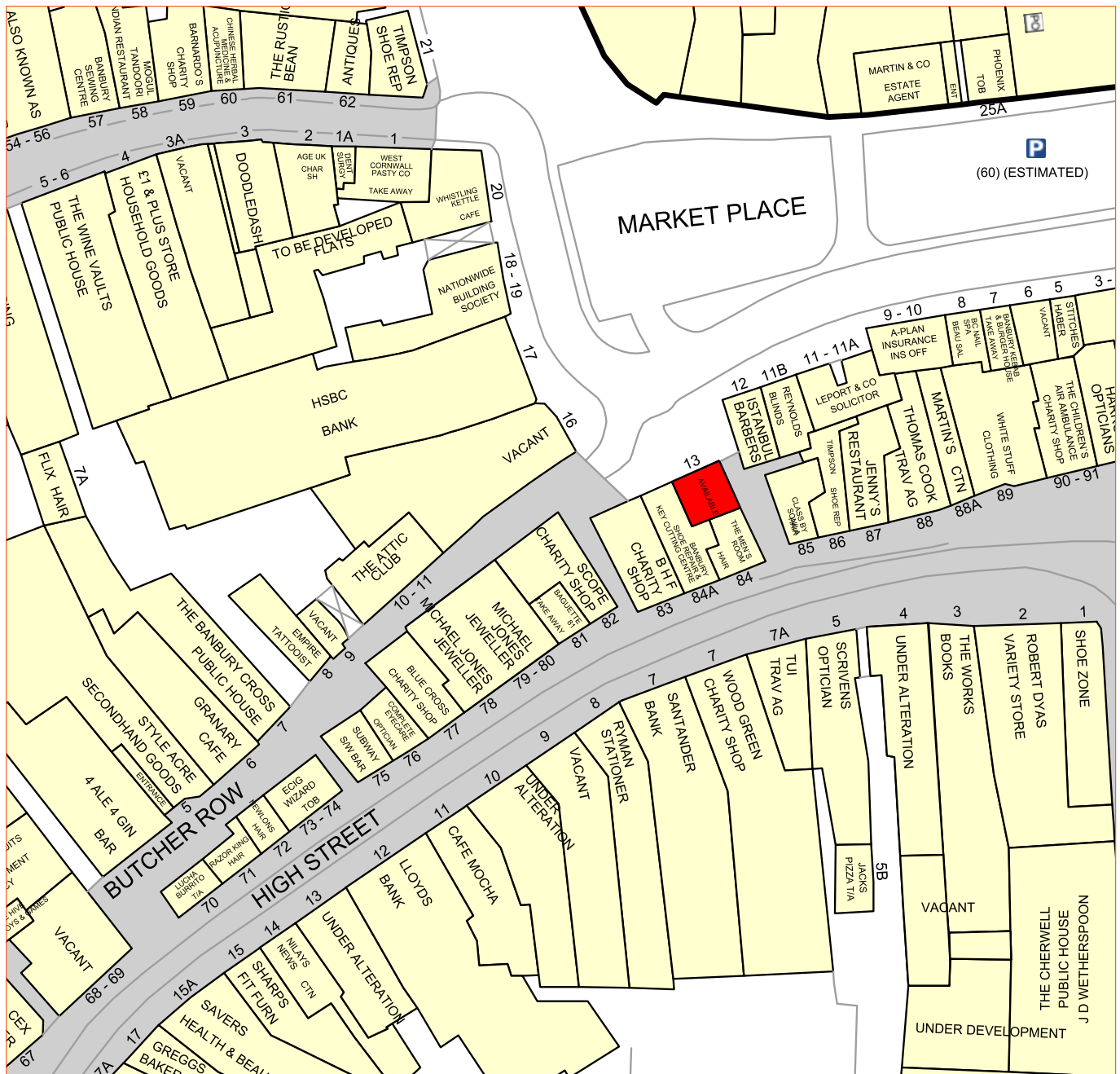
m: 07801 164034

e: neil@wild-property.co.uk

www.wild-property.co.uk

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IMPORTANT NOTICE

Wild Property Consultancy gives 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.