

SHOP PREMISES FOR LEASE



4 & 6 CHURCH WALK
BANBURY, OX16 5NY

Potential for
Alternative Uses

No.4 Now leased.
No.6 Available at
£5,500 p.a.



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wild-property.co.uk

LOCATION

Banbury is a busy market town in North Oxfordshire with a population of approx 50,000. It has a strong and diverse economic base of industry, commerce and agriculture. The catchment population includes the wealthy Cotswold towns and villages to the south and west of the town. Banbury's shopping profile enlarged significantly in 2000 with the opening of the extension to the Castle Quay Centre widening the range and size of retailer represented as well as extending the town's catchment. Consequently there is a strong line up of retailer representation in the town centre.

Banbury is popular for town centre living with a number of conversion or new build scheme having taken place for apartments. The town has excellent communication links. The railway station is a 10 minute walk from the town centre with fast direct links to London Marylebone, Birmingham Mainline Stations, Oxford, Reading and the South Coast. The town also benefits from being situated immediately at Junction 11 of the M40.

Church Walk is a fully pedestrianised street in Banbury's Old Town and is a popular route into the town centre from St Mary's church. The Old Town is a busy retail community with a good mix of speciality shops, cafes and bars. The Old Town Association helps businesses to support one another and promotes the area to the general public.

DESCRIPTION

Two well presented interconnecting shops with electronic security shutters. Each has a separate staircase access to first floor accommodation which provides WCs, storage or office use. The properties have most recently been occupied as a single shop unit but alternatively it could potentially be split and each occupied separately.

The properties have the following floor areas:

4 Church Walk:

Ground Floor: 300 sq ft

First Floor: 285 sq ft

6 Church Walk

Ground Floor: 252 sq ft

First Floor 232 sq ft

Or if occupied together then;

Ground Floor: 552 sq ft

First Floor 517 sq ft

Interior of shop unit 4



Church Walk



TERMS

The property is available on a new lease at £11,000 p.a. There is no VAT charged on the rent by the existing landlord. In addition there is a charge for a share of the premium for landlords building insurance.

BUSINESS RATES

There are two rating assessments for the property of £4,200 for No 4 and £3,550 for No 6. These could be combined into a single assessment. Subject to qualifying criteria a business would be eligible for Small Business Rates Relief. <https://www.cherwell.gov.uk/info/191/business-rates/363/business-rates-reductions-and-relief/3>

The premises with a single rating assessment would then be subject to a small Levy to 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 and would be for the premises approx £125 each year.

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.

FURTHER INFORMATION

Is available from Neil Wild

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ENERGY PERFORMANCE CERTIFICATE



