

SHOP TO LET



13 Church Lane
Banbury
OX16 5LR



01295 817 606
wild-property.co.uk

LOCATION

Banbury is a busy market town in North Oxfordshire with a population of approx 45,000. 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 town centre includes a wide range of retailer representation including Marks and Spencers (food and department store), Debenhams, H&M and Gap.

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 5 to 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 Lane is in the heart of Banbury's Old Town. The street is fully pedestrianised with servicing for light vans and cars to the rear. The Old Town is a vibrant 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 with twice yearly street festivals.



DESCRIPTION

Ground floor shop with two upper floors with the following approximate net internal areas;

Ground Floor: 177 sq ft

First Floor: 130 sq ft plus WC

Second Floor: 170 sq ft

TERMS

The property is available at £7,200 p.a. with rent payable monthly in advance for a term of years to be agreed.

There is no VAT charged on the rent by the existing landlord. The tenant would be responsible annually for payment of the landlord's costs for building insurance of approximately £490.

A rent deposit may be payable to the landlord.

BUSINESS RATES

The Rateable Value is £5,100 which means for qualifying small businesses zero rates is payable.

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

t: 01295 817606

m: 07801 164034

e: neil@wild-property.co.uk

www.wild-property.co.uk

Wild Property Consultancy Ltd

The Innovation Centre, Mewburn Road, Banbury, Oxon, OX16 9PA | T: 01295 817606 | E: neil@wild-property.co.uk

Commercial Property | Chartered Surveyors | Asset Management | Investment



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.

Wild Property Consultancy Ltd

The Innovation Centre, Mewburn Road, Banbury, Oxon, OX16 9PA | T: 01295 817606 | E: neil@wild-property.co.uk

Commercial Property | Chartered Surveyors | Asset Management | Investment