SHOP TO LET





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

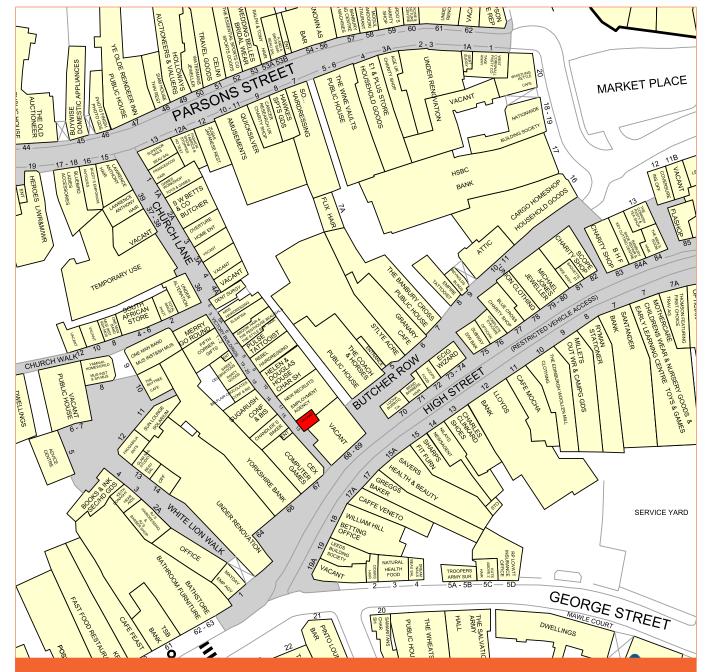
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