

## Ground Floor Premises, Coach Mews, London Yard (off Parsons Street), Banbury OX16 5LZ



**Location:** the premises are a former dance studio in London Yard located off the pedestrianised Parsons Street in the heart of Banbury town centre. The premises form the ground floor under two apartments accessed separately.

**Description:** The premises comprise the following; double door entrance to a large entrance hall, office, changing room, dance studio, kitchen and WC with the option of including a double garage.

### Approximate floor areas:

Dance studio: 668 sq ft / 62.10 sq m

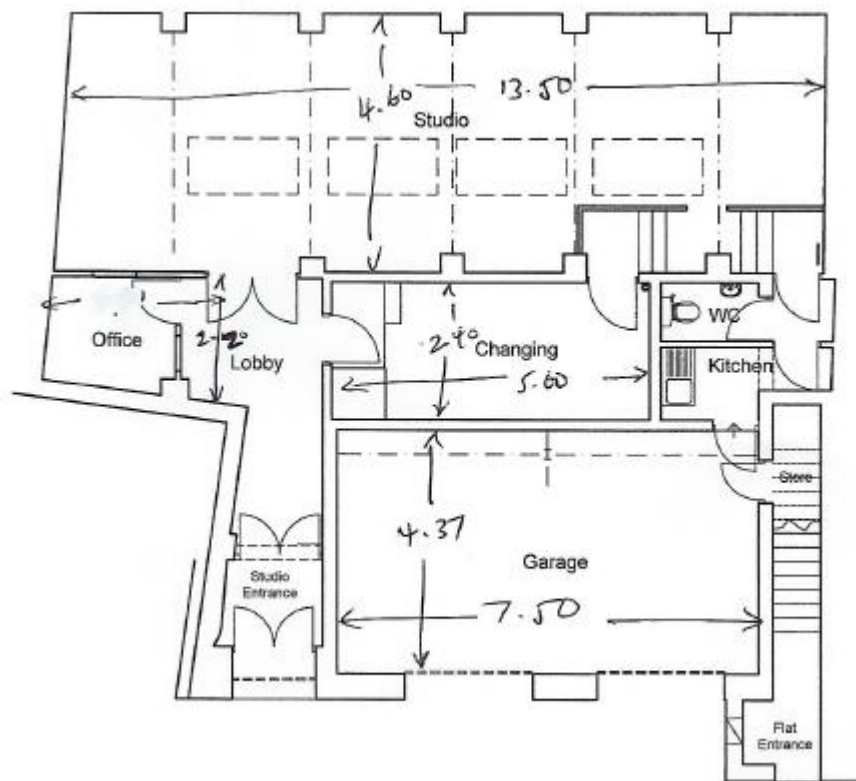
Changing: 145 sq ft / 13.44 sq m

Office lobby: 83 sq ft / 7.70 sq m

Garage: 355 sq ft / 33 sq m

Total: 1,251 sq ft / 116.24 sq m

Floor plan with dimensions in metres



**Planning:** The premises are a former dance studio and fall into Use Class D2 (indoor sports and recreation) with this type of use being supported by Cherwell District Council as a positive town centre facility.

**Business Rates:** The premises have an RV of £3,550 and as a result would be suitable for an application to Cherwell District Council for Small Business Rates Relief meaning that a qualifying applicant would not be required to pay Business Rates (for as long as the scheme applies).  
<https://www.cherwell.gov.uk/info/191/business-rates/363/business-rates-reductions-and-relief/3>

**Lease:** A new contracted out Lease is available at a commencing rent of £10,000 p.a. for the whole premises or £8,000 p.a. excluding the double garage. This landlord does not charge VAT. The lease may include provision for rent review.

**Insurance & Common Parts:** the tenant would be responsible for a proportion of the costs of maintenance and repair of any parts of the premises which are common and a proportion of the landlord's costs of insuring the Building of which the premises form part.

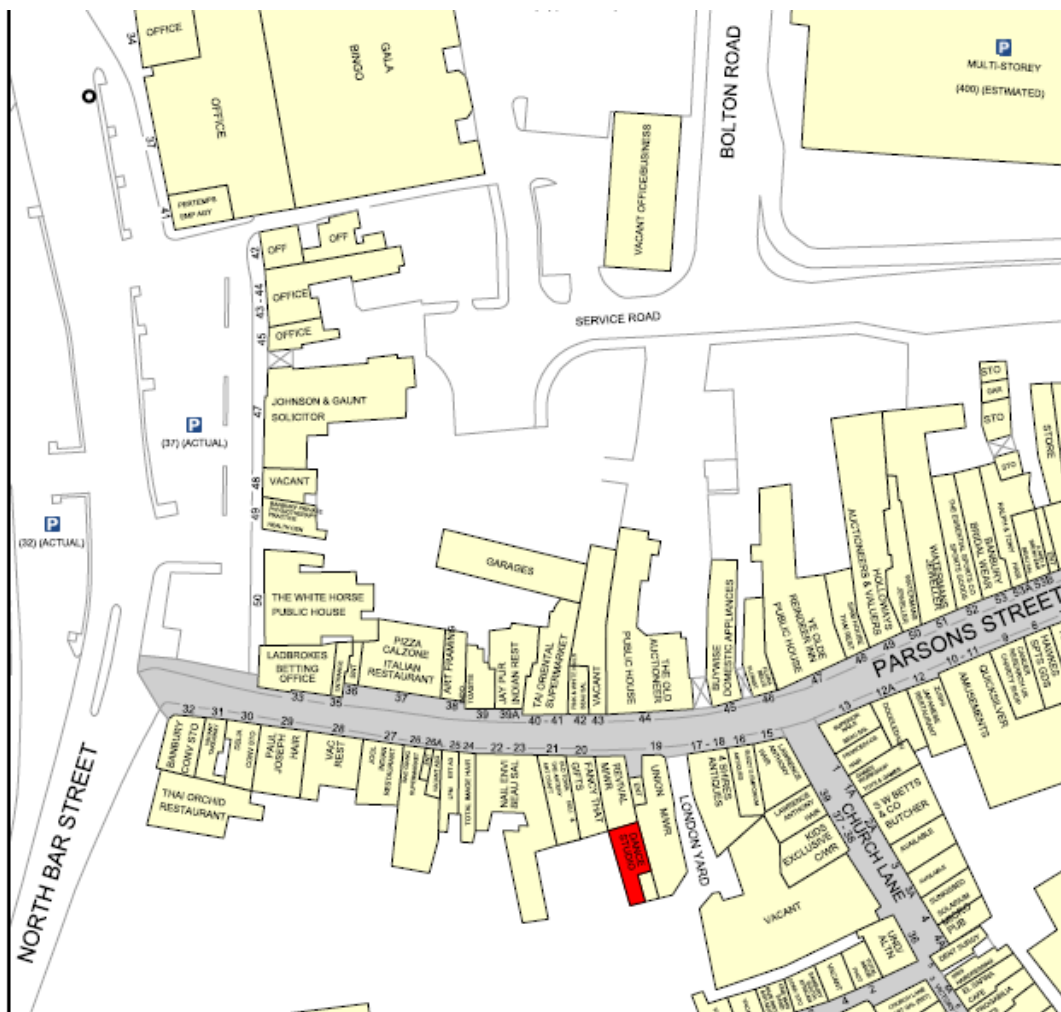
**Services:** Electric, water and gas is provided to the Premises. Supply costs would be the responsibility of the tenant.

**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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M: 07801 164034  
E: [neil@wild-property.co.uk](mailto:neil@wild-property.co.uk)  
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## Important Information:

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