



01295 983 333

NEW INSTRUCTION
SUITABLE FOR A VARIETY OF USES
(subject to planning permission)

**OFFICE PREMISES,
8 NORTH BAR, BANBURY
OX16 0TB**



The property is located in a prime position on North Bar in the centre of Banbury. There is dedicated off street parking available. The property is to the back of the former Banbury Guardian offices which commands a prominent location overlooking both the commercial heart of the town as well as the historic setting of St Mary's Church.

Banbury is a commercial centre in North Oxfordshire with a population approaching 50,000. The town has excellent communication links being situated on the M40 and its railway line providing fast trains to London and Birmingham.

The available accommodation comprises ground, first and second floors with flexibility for all or part of the premises to be taken.

The specification is good and includes an accessible WC at ground floor, offices with modern lighting, carpeting, gas central heating and an additional toilet facility. Parking is available in the car park to the rear.



The floor areas are as follows, with flexibility to take all or part:

Ground floor (Room 1):	205 sq ft	suitable as reception or office
Ground floor (Room 2):	221 sq ft	currently used as massage suite
First floor (Room 1):	289 sq ft	suitable as offices or training suite
First floor (Room 2):	414 sq ft	suitable as offices or training suite
Second floor:	791 sq ft	suitable as offices or training suite

The premises have flexibility for different uses. Currently a suite of rooms for health and wellbeing, the teaching of Pilates, Tai Chi and Yoga. The premises could be used as a medical centre, dental practice, training rooms or as offices (subject to consents).

TOTAL **1,920 sq ft**

Rents:

Option a) Ground floor:	426 sq ft	£7,000 p.a.
Option b) First floor:	703 sq ft	£9,000 p.a.
Option c) Ground & First:	1,129 sq ft	£16,000 p.a.
Option d) All accommodation:	1,920 sq ft	£23,000 p.a.

The figures are exclusive of business rates, utilities, service charge and building insurance. More details are available on request. The rents will be subject to VAT.

Lease:

A sub lease is to be granted for a term of three years. Alternatively the whole premises are available via an assignment of our client's lease for a term until June 2027 (including a tenant break clause in June 2022). The lease would be outside the Landlord and Tenant Act.





Business Rates

The Rateable Value (RV) of the property is £19,250. This is not the annual rates payable. The amount payable is explained here <https://www.gov.uk/calculate-your-business-rates> and is expected to be 49.1% of the RV. Charities and not for profit sector can apply for relief to the Council.

We give 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.

**Subject to Contract
(Updated April 2019)**