



**BUSINESS PREMISES**  
**SUITABLE FOR RETAIL, PROFESSIONAL SERVICES**  
**OR OTHER USES**  
**FOR LEASE**



**2/3 NORTH BAR STREET, BANBURY,**  
**OX16 0TB**

## LOCATION

Banbury is a growing town in North Oxfordshire with a population of approx 48,000. 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 including Marks and Spencer's (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 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.

The premises are immensely prominent fronting onto the busy North Bar which runs through the heart of the historic core of the town centre. The premises are opposite St Mary's Church and close to a number of offices, restaurants and professional services. The town centre facilities are a couple of minutes away.

## DESCRIPTION & ACCOMMODATION

The premises are ground floor and front onto North Bar. There is a WC at the back and space for the installation of a kitchenette.

The premises have recently been a shop, hairdressers and a pottery and craft centre. They would make an ideal office for professional services such as estate and letting agency, recruitment consultant or other services wishing to benefit from the visibility to passing traffic.

The property has the following floor areas:

Entrance door opening into the business unit:

8.60 m wide x 5.60 m deep

**Total Net Internal Area: 40 sq m or 430 sq ft**

## TERMS

The premises are available on a new lease at a rent of £12,000 p.a. payable monthly in advance.

There is no VAT charged on the rent by the existing landlord. The tenant will be responsible for its own electric consumption. The rent is inclusive of water rates, building insurance and service charge. The tenant would be responsible for the decorative condition of the shop front and for the interior maintenance of the premises.

## BUSINESS RATES

The rating assessment is £8,700 RV. This is not the amount payable. Subject to qualifying criteria a small business would be eligible for Small Business Rates Relief (SBRR) meaning a 100% exemption will apply. <https://www.cherwell.gov.uk/info/191/business-rates/363/business-rates-reductions-and-relief/3>

The property will attract the Levy for the Banbury BID which is 1.50% of the RV per, estimated at £130.50 per year. The Banbury BID pools its income and then uses its resources for the promotion and improvement of the town centre.



## ENERGY PERFORMANCE CERTIFICATE

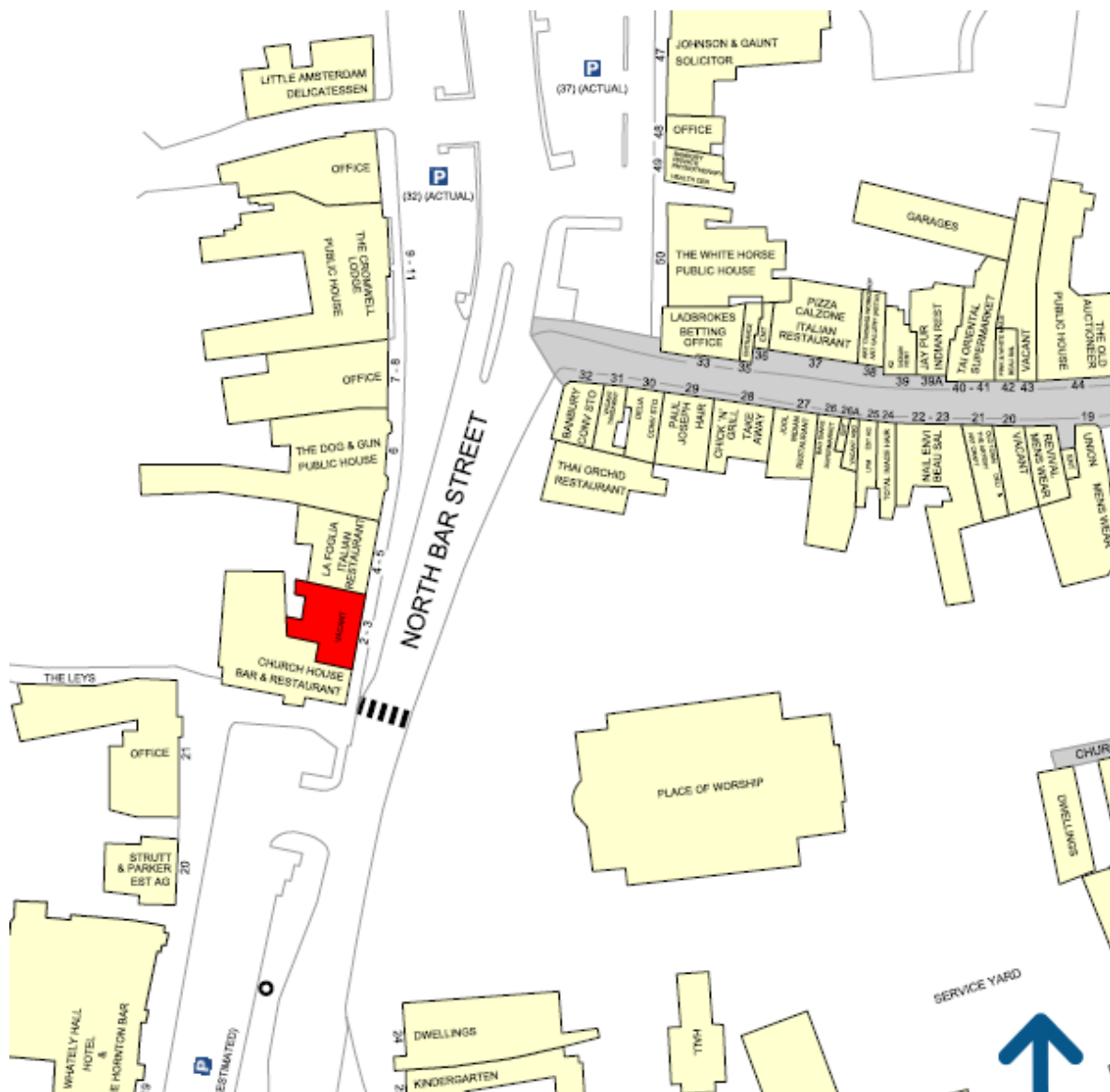
Under preparation

## FURTHER INFORMATION

Is available from Neil Wild

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## PLAN



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