

TO LET: 410 sq ft Shop / Office

53 Richmond Street, King's Sutton, Banbury OX17 3RT



New 3 Year Lease @ £7,000 per annum

June 2020

Subject to Contract

These premises can be viewed via sole agents:

BANKIER SLOAN

Sugarswell Business Park, Shenington, Banbury, Oxon, OX15 6HW

Tel: Banbury 01295 688384, Mobile: 07831 338111

email: reception@centre-p.co.uk, www.centre-p.co.uk

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Accommodation: We have been instructed by the current freeholders to offer on a new lease this semi-detached, ground floor, lock-up retail unit. Measuring 410 sq ft, with toilet and kitchen area, this property is well located close to the village Co-op store. These premises could also be used as an office.

Tenure: Our clients are prepared to offer this property on a new three year lease, at a rent of £7,000 per annum. No VAT is payable on the rent. Rent to be paid quarterly in advance.

Administration Fees: The ingoing tenants will be asked to contribute £350 plus VAT towards the vendor's costs in preparing the documentation once an agreement is reached.

Insurance: The landlords will insure the property but will seek from the tenants reimbursement of the premium, which is expected to be approximately £400 plus VAT per annum.

Rateable Value: This property has a rateable value of £3,400. If this is a tenants only commercial property no rates will be payable under the government's Small Business Rates Relief scheme for the financial year 2019/2020. Please see http://www.centre-p.co.uk/Small_Business_Rates_Relief_2018_2019.pdf

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