

SHOP TO LET: Oxford

198 Banbury Road, OX2 7BY



450 sq ft Ground floor lock-up premises available due to relocation.

New Lease. Rent: £36,000.

Subject to Contract

Viewing via agents: **BANKIER SLOAN**

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

Tel: Banbury 01295 688384, Mobile: 07831 338111

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Accommodation: We have received instructions to market this prominently located, ground floor retail property, which is currently operating as a bridal shop. These premises total 450 sq ft, with an additional useable storage basement measuring 180 sq ft, and are available on a new three or six year lease, at a rent of £36,000 per annum.

Property Insurance: The ingoing tenant will be responsible for contributing towards the annual insurance premium. Depending upon the activity of the tenant, the insurance premium for the financial year 2019 / 2020 is expected to be £700.

Legal Fees: The ingoing tenant will also be expected to meet all legal fees in connection with this agreement.

Ratable Value: The property has a rateable value of £17,000, with rates payable for the financial year 2019/2020 of £8,840. However, for the two years commencing 1st April 2019 the ingoing tenant will be able to claim Retail Relief which will give them a discount of 33.3% until the 1st April 2021.

Spring 2019

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