

TO LET: 740 sq ft Moreton-in-Marsh Showroom/Workshop/ Storage



Fosseway Business Park, GL56 9NQ
New Lease. £8,500 per annum

May 2019

Subject to Contract

Viewing 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

TO LET: Moreton-in-Marsh



Accommodation: We have instructions to offer on a new lease this excellent 740 sq ft workshop / showroom, which includes an office and washroom with toilet facilities. This unit benefits from exceptionally high eaves and a glass frontage behind which there remains an original electric roller shutter security door. There is good on-site parking for all occupiers and visitors on the estate. Fosseway Business Park is situated adjacent to the town centre, a popular destination for many visitors within the Cotswolds, and is close to the railway station.

Tenure: The premises are being offered on a three year lease, at an initial rent of £8,500 plus VAT per annum. Rent is paid quarterly in advance.

Outgoings: In addition to the rent all tenants contribute towards an annual service charge on the site, which is 6% of the passing rent. The landlords take responsibility for the maintenance of the structure of the building as well as the road and parking areas. The tenants will be responsible for payment of the non domestic rates. This property has a rateable value of £3,150. If this is your only commercial property then under the Government's Small Business Rates Relief scheme no rates will be payable. See <http://www.centre-p.co.uk/SmallBusinessRatesRelief.pdf>

Property Insurance: The tenants will be responsible for contributing towards the annual insurance. For the first twelve months the annual insurance will be £300.

Administration Fees: The in-going tenants will be asked to contribute £250 plus VAT towards the preparation of the lease agreement. However if the landlords are required to instruct solicitors, such costs are to be met by the in-going tenants.

Subject to Contract

Viewing 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

MORETON-IN-MARSH

**FOSSEWAY
BUSINESS
PARK**

