

# TO LET: Workshop Premises

Banbury Lane, King's Sutton, Banbury OX17 3RU



**New 6 Year Lease**

**Rent: £24,000 per annum plus VAT**

Viewings can be arranged via sole agents:

**BANKIER SLOAN Chartered Surveyors**

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

**Tel: Banbury 01295 688384, Mobile: 07831 338111**

**email: [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk), [www.centre-p.co.uk](http://www.centre-p.co.uk)**

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## Accommodation:

We are pleased to have received instructions to market this workshop premises, situated in Kings Sutton, a village which lies approximately four miles south-east of Banbury. This property, which has for many decades been operated as Cannings Garage, consists of the following: Garage workshop 60ft x 24ft (1,440 sq ft), plus secondary workshop/store 60ft x 18ft (approximately 1,080 sq ft). There is parking in front of this workshop and a small attached office to the rear. Our clients are offering the majority of the adjacent yard under the terms of this lease, please see attached plan. Access may be required by my clients for a limited period prior to developing the adjacent retained site.

## Rent:

This accommodation is available on a new six year lease at an initial annual rent of £24,000 per annum plus VAT. There is to be a pre-set rent increase at the beginning of the third anniversary to £27,500 per annum plus VAT. The tenant is to be responsible for the full repair and maintenance of the property, and for returning it at the end of the term in no worse state of repair than at the commencement of the lease agreement.

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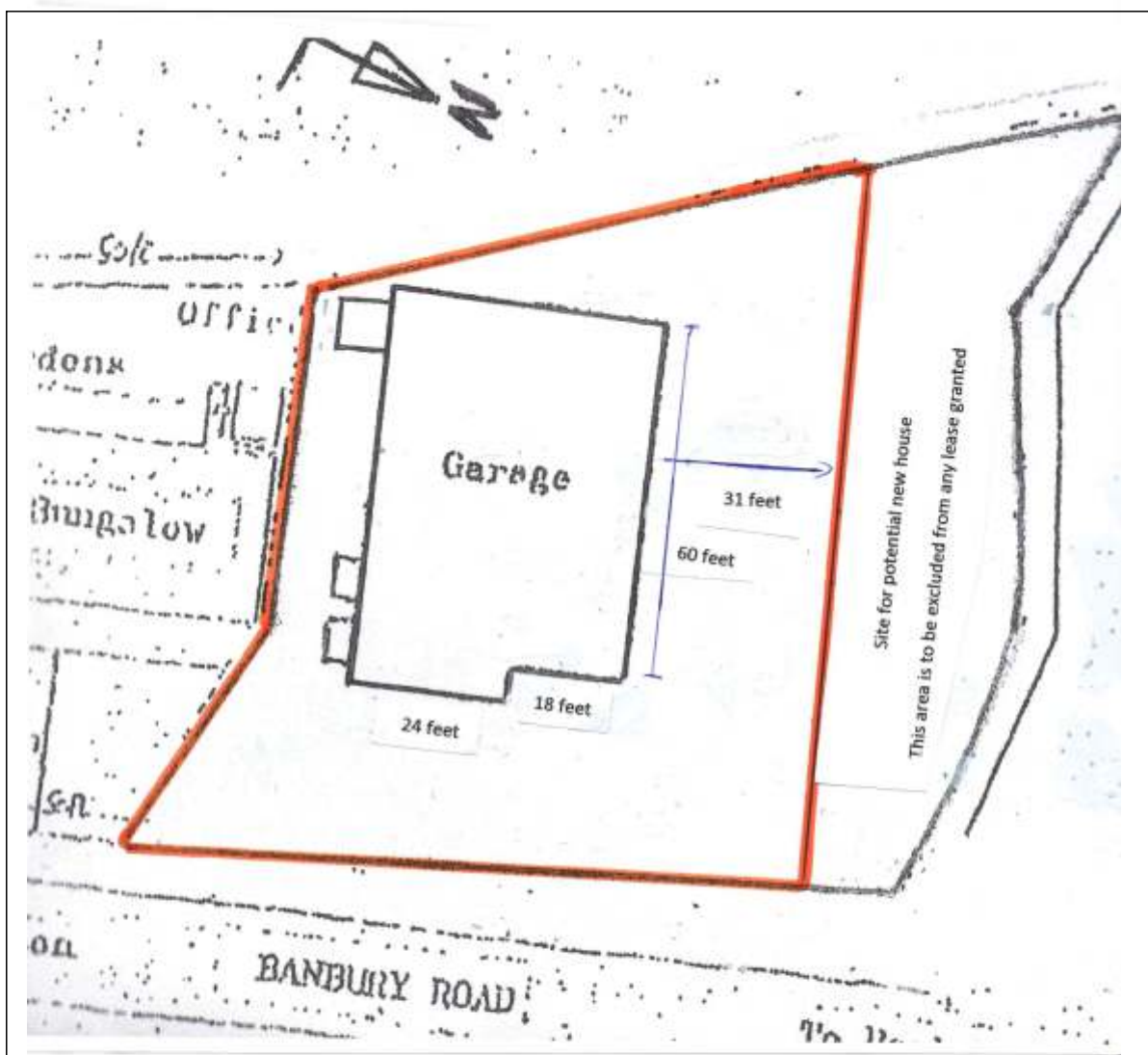
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### Legal Fees:

An in-going tenant will be responsible for paying £450 plus VAT towards our clients legal fees.

### Rateable Value:

This property has a rateable value of £9,400 and therefore if this is the occupiers only commercial premises, no rates will be payable for the financial year 2017/2018 as the tenant will be able to claim Small Business Rates Relief. Please see [http://www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2017\\_2018.pdf](http://www.centre-p.co.uk/Small_Business_Rates_Relief_2017_2018.pdf). If this is not the occupiers only commercial property the rates payable will be £4,380 for the financial year 2017/2018.



*Subject to Contract*

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