

TO LET: 1,520 sq ft Workshop

Unit 20, Thorpe Place, Banbury OX16 4XH



New Lease. £14,000 per annum plus VAT

Viewing via: **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: 1,520 sq ft Workshop plus additional mezzanine floor



Mezzanine Floor



Mezzanine Floor

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We have instructions from Cherwell District Council to market this 1,520 sq ft workshop, located on Thorpe Way Industrial Estate, Banbury. The premises also have an additional 75% of mezzanine storage, including some low clearance areas. If requested the landlords are prepared to meet the needs of an incoming tenant by granting permission to remove the mezzanine to open-up the ground floor area. This unit is available on a new lease at a rent of £14,000 (fourteen thousand pounds) per annum plus VAT.

Insurance: The landlords will insure the property and the incoming tenants will be responsible for reimbursing to the landlords the insurance premium. For the financial year 2020/2021 this will be approximately £250.

Rateable Value: The property has a rateable value of £10,250. If this is an incoming tenant's only commercial property they will be able to claim Small Business Rates Relief and therefore have zero rates to pay. Please see http://www.centrep.co.uk/Small_Business_Rates_Relief_2020_2021_t.pdf If however an incoming tenant has other commercial premises the rates payable will be £5,115.

Legal Fees: Our clients have a standard lease for all premises. An incoming tenant will be asked to contribute £500 plus VAT towards legal fees as solicitors are instructed.

Subject to Contract

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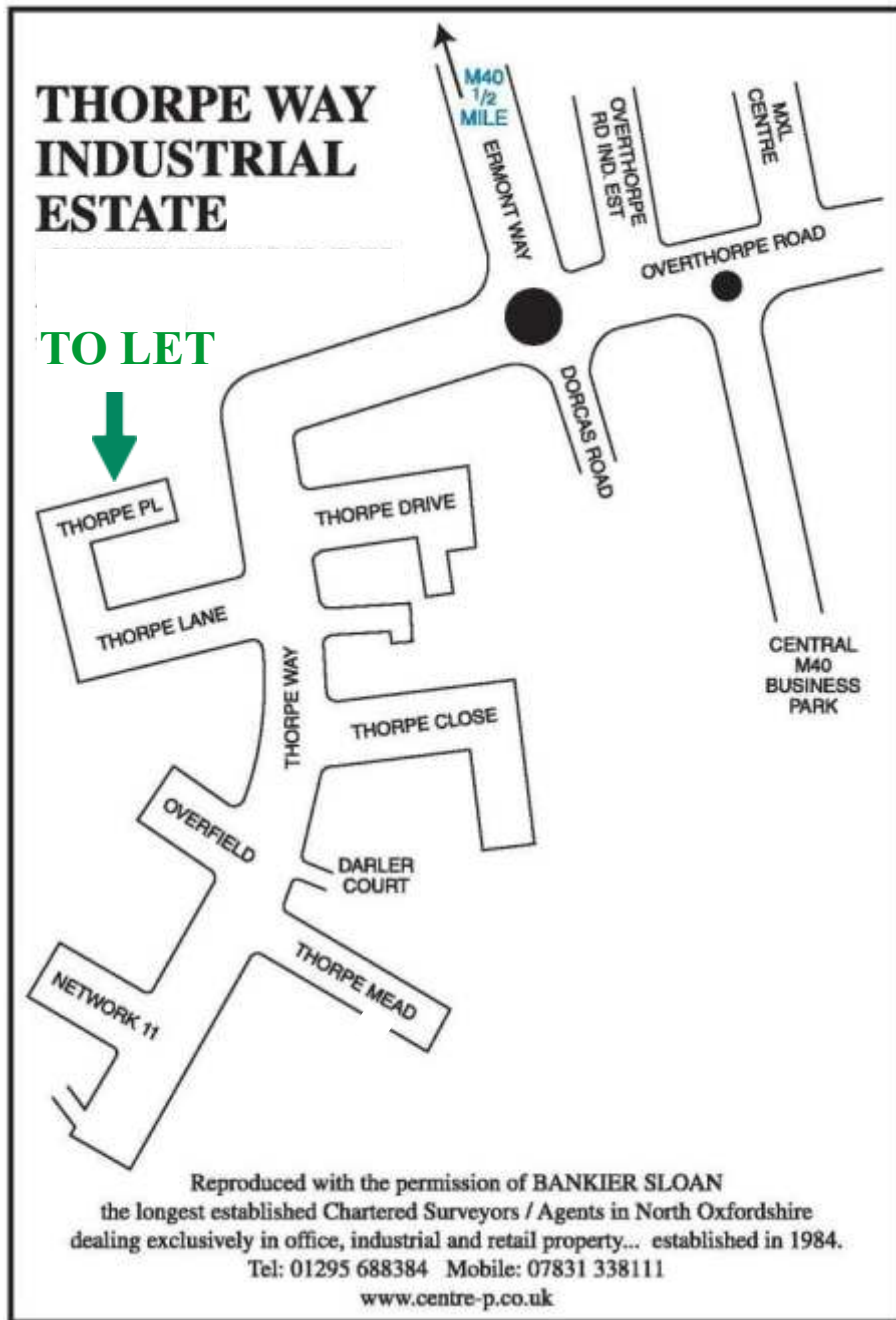
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