

TO LET: Shop/Office

High Street, Deddington, Banbury OX15 0SJ



Ground Floor Lock-up
New 3 or 6 Year Lease
Rent: £8,000 per annum

Subject to Contract

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

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Accommodation: We have been instructed by the freeholders to offer on a new lease this ground floor lock-up shop, which measures 385 sq ft and is prominently located on the main road between Banbury and Oxford. This accommodation could also be used as an office for those seeking premises in this popular North Oxfordshire village.

Tenure: The property is to be let on a new three or six year lease (with a three year rent review) at an initial rent of £8,000 per annum. Rent is to be paid quarterly in advance.

Management Fee: In addition to the rent there is an annual management fee equivalent to 5% of the rent to cover our client's maintenance costs.

Insurance: The landlords will insure the property but will seek from the tenants reimbursement of the premium.

Administration Fees: Ingoing tenants will be required to contribute £325 plus VAT towards our clients administration fees in connection with the preparation of a lease agreement.

Outgoings: The tenants will be responsible for the payment of the non domestic rate. This property has a rateable value of £5,600 and therefore if this is an occupiers only commercial property no rates will be payable under the government's Small Business Rates Relief Scheme. For further details please see http://www.centre-p.co.uk/Small_Business_Rates_Relief_2020_2021.pdf

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