

FOR SALE / TO LET: Office (A2) / Retail 6, Market Place, Banbury OX16 5LG

Available due to expansion and re-location



Leasehold £14,000 p.a. Freehold £185,000

Subject to Contract

Viewing 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, www.centre-p.co.uk

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Accommodation: This excellent three storey, mid-terrace property, currently used as an estate agents office, is situated in a prominent position within Banbury's popular Market Square. Positioned opposite Castle Quay Shopping Centre, with pedestrian access to the High Street, this property would be ideal for a local professional or retailer looking for town centre accommodation. Totalling 1,668 sq ft, this property is available on a new three or six year lease at a rent of £14,000 per annum plus VAT, or £185,000 (One Hundred and Eighty Five Thousand Pounds) for the freehold.

Insurance: An in-going tenant will also be responsible for payment of the annual property insurance premium. For the current financial year this is anticipated to be approximately £375 plus VAT.

Legal Fees: An in-going tenant or purchaser will be asked for a contribution towards the legal fees incurred in the preparation of a lease agreement, this to be approximately £650 plus VAT.

Rateable Value: This property is rated by Cherwell District Council and has a rateable value of £10,250. If this is the occupiers *only* commercial premises no rates will be payable as the tenant will be able to claim Small Business Rates Relief. If the occupier is unable to claim, the rates payable will be £4,920.00 per annum for the financial year 2018/2019. Please see http://www.centre-p.co.uk/Small_Business_Rates_Relief_2017_2018.pdf

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