

**TO LET: 1,250 sq ft
Office/Workshop
Headway House Walnut Tree Workshops,
St Thomas Street, Deddington, OX15 0SY**

August 2019



**New 3 or 6 Year Lease
Rent: £15,000 per annum**

Subject to Contract

These premises can be viewed 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: 1,250 sq ft Office/Workshop St Thomas Street, Deddington



New 3 or 6 Year Lease Rent: £15,000 per annum

Accommodation: We have been instructed by the freeholders to offer on a new lease this unusual modern office/warehouse located close to the heart of Deddington village. It benefits from good parking and we believe will be ideal either for a local company or for a national company seeking local representation. The accommodation consists of an ground floor measuring approximately 651 sq ft, and a first floor of approximately 598 sq ft.

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 £15,000 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 clients maintenance of the communal areas.

Insurance: The landlords will insure the property but will seek from the tenants reimbursement of the premium, which is expected to be approximately £480 for the financial year 2019/2020.

Administration Fees: Ingoing tenants will be required to contribute £400 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 £6,800 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%20Business%20Rates%20Relief%202019%202020%20BANKIER%20SLOAN.pdf>

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