

TO LET: Workshop, Banbury

Canalside, Lower Cherwell Street, OX16 5AY



Prominent Location Close to the Town Centre
4,338 sq ft @ £18,000 p.a. + VAT

May 2019

Subject to Contract

Viewing 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

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New Short Term Lease. 4,338 sq ft @ £18,000 p.a. + VAT

We are pleased to be able to offer this inexpensive workshop accommodation on a new short term lease for three years, at a rent of £18,000 per annum plus VAT.

In addition to the rent the following costs will be incurred by an incoming tenant:

Annual service charge - 5% of the passing rent. **Annual insurance** - £800 plus VAT per annum.

Unit 2 has a Ratable Value of £12,000. Rates Payable will therefore be £5,892.00. These figures are calculated assuming this is an incoming tenant's only commercial property and that they are therefore eligible to claim Small Business Rates Relief. For more information about the government's Small Business Rates Relief scheme please see <http://www.centre-p.co.uk/Small%20Business%20Rates%20Relief%202019%202020%20BANKIER%20SLOAN.pdf>

Legal Fees: The incoming tenants will be asked to contribute £700 plus VAT towards the preparation of a new tenancy agreement. The lease will be excluded from the 1954 Landlord & Tenant Act. The incoming tenant will therefore have no automatic right to renew the lease.

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