

TO LET : Retail / Office / Former Hairdressers
9 Church Lane, Banbury, OX16 5LR
Summer 2018 Ground floor, plus three upper floors



Town Centre Location
Term : New 3 or 6 Year Lease
Rent : £10,000 per annum
Potentially Zero Business Rates

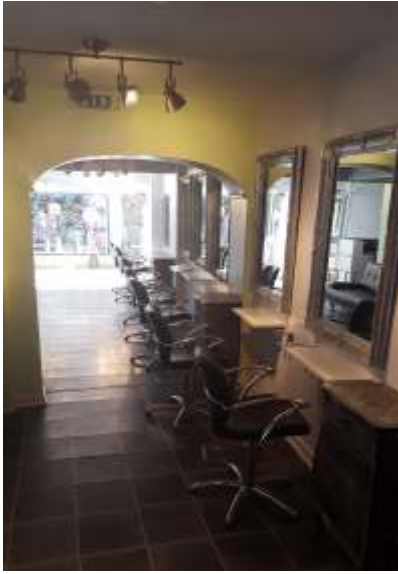
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Sugarswell Business Park, Shenington, Banbury, Oxon OX15 6HW

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Accommodation: We have been instructed to offer on a new lease this excellent property located in the very heart of Banbury Town Centre. Previously operating as a hairdressers, with chairs and mirrors still in situ, these premises would be an amazing opportunity for a start up hairdressing business. Alternatively the generous space provided within these premises, set in this busy street amongst many other independent shops, would be ideal for a variety of users.

The premises overall measure 1,100 sq ft and these are broken down as follows:

Ground Floor : 430 sq ft

First Floor (office space) : 235 sq ft

Second Floor (office & kitchen with adjacent washroom) : 160 sq ft & approximately 50 sq ft.

Third Floor - (storage area) approximately 170 sq ft.

Tenure: The accommodation is available on new three or six year lease, with a rent review after the third year, at an initial rent of £10,000 per annum.

Property Insurance : Ingoing tenants will also be responsible for reimbursing the landlords for the annual insurance premium. This is currently £400 per annum.

Legal Fees: Ingoing tenants will be required to contribute £440 plus VAT towards our clients legal fees. This sum to be paid as Heads of Terms are agreed.

Outgoings: The local rating authority is Cherwell District Council and ingoing tenants will be responsible for payment of the non-domestic rates. This property has a Rateable Value of £7,200 with no rates payable under the government's Small Business Rates Relief Scheme, assuming this is the occupiers only commercial property. See <http://www.centrep.co.uk/SmallBusinessRatesRelief.pdf>. If however this is not an occupiers only property, the rates payable will be £3,460 for the financial year 2018/2019.

Subject to Contract

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