

# TO LET: 2,810 sq ft Workshop Wedgewood Road, Bicester, OX26 4UL



**£20,000 per annum. New Lease**

**Autumn 2017**

## **BANKIER SLOAN**

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

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**New Lease. £20,000 per annum.**

**Accommodation:** We are instructed by the current freeholders to offer on a new lease this excellent 2,810 sq ft unit, on a three or six year lease, at an initial rent of £20,000 per annum. VAT is not payable on the rent.

**Outgoings:** The property currently has a rateable value of £20,250, and we believe the rates payable will therefore be approximately £9,700 per annum.

**Management Charge:** In addition to the rent the in-going tenants will also be responsible for paying a management charge of 5% of the passing rent, this being a contribution towards the maintenance of the exterior of the property.

**Insurance:** The landlords will insure the property but the ingoing tenants will be required to reimburse the premium, which for the financial year 2018/2019 is approximately £1,000 plus VAT.

**Legal Costs:** The in-going tenants will be expected to contribute £750 plus VAT towards our clients legal costs, this to be paid as solicitors are instructed.

**Directions:** From the Bicester bypass take the Launton Road towards Bicester Town Centre. After approximately half a mile, at a mini roundabout, turn right into Churchill Road. After two hundred yards turn right into Wedgewood Road, following the road round to the right. As you reach the end of the road you will see signs to Gem Tool Hire through a private gate. Go through the gate and this property will be found to the right of Gem Tool Hire.

*Subject to Contract*

These premises can be viewed by contacting the sole agents:

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