

# Open Storage/Haulage Yard Aynho, Nr Banbury, Oxon



**5,400 sq ft Fenced Yard  
New Lease. Rent: £8,500 p.a.**

*Subject to Contract*

**BANKIER SLOAN**

Sugarswell Business Park, Shenington, Banbury, Oxon, OX15 6HW  
Tel: Banbury 01295 688384, Mobile: 07831 338111  
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## 5,400 sq ft Fenced Yard

**Accommodation:** We have instructions from the freeholders of this well established business location, to offer for rent a 5,400 sq ft (100 ft x 54 ft) fenced yard. The site lies adjacent to the railway and is accessed by driving in front of the Great Western Arms (between Aynho and Clifton). This site would be an excellent location for companies wishing facilities for the parking of vehicles, containers, etc and is available at £8,500 per annum. The site includes a portacabin which measures 8 ft x 27 ft (with office, kitchen & toilet) and two linked modula buildings measuring in total 40 ft x 10 ft. All yards at this location are fenced and gated, and this yard has an electricity and water supply.

**Access:** Our clients own the freehold of the access road from the public highway, passed the pub and along the road running along-side the railway.

**Rates:** This property has a rateable value of less than £12,000. If therefore this is to be a tenants only commercial property, no rates will be payable in accordance with the Government's Small Business Rates Relief Scheme. For full details please ask Bankier Sloan.

**Insurance:** In-going tenants will be expected to contribute £200 towards the annual public liability insurance which our clients have for the communal areas of this site .

**Service Charge:** Our clients take responsibility for the maintenance of the road leading from the public highway to this site, and ask all tenants to contribute 5% of their annual rent towards maintenance costs.

**Legal Fees:** In-going tenants will be asked to contribute £300 plus VAT towards the landlord's legal fees, this to be paid as solicitors are instructed.

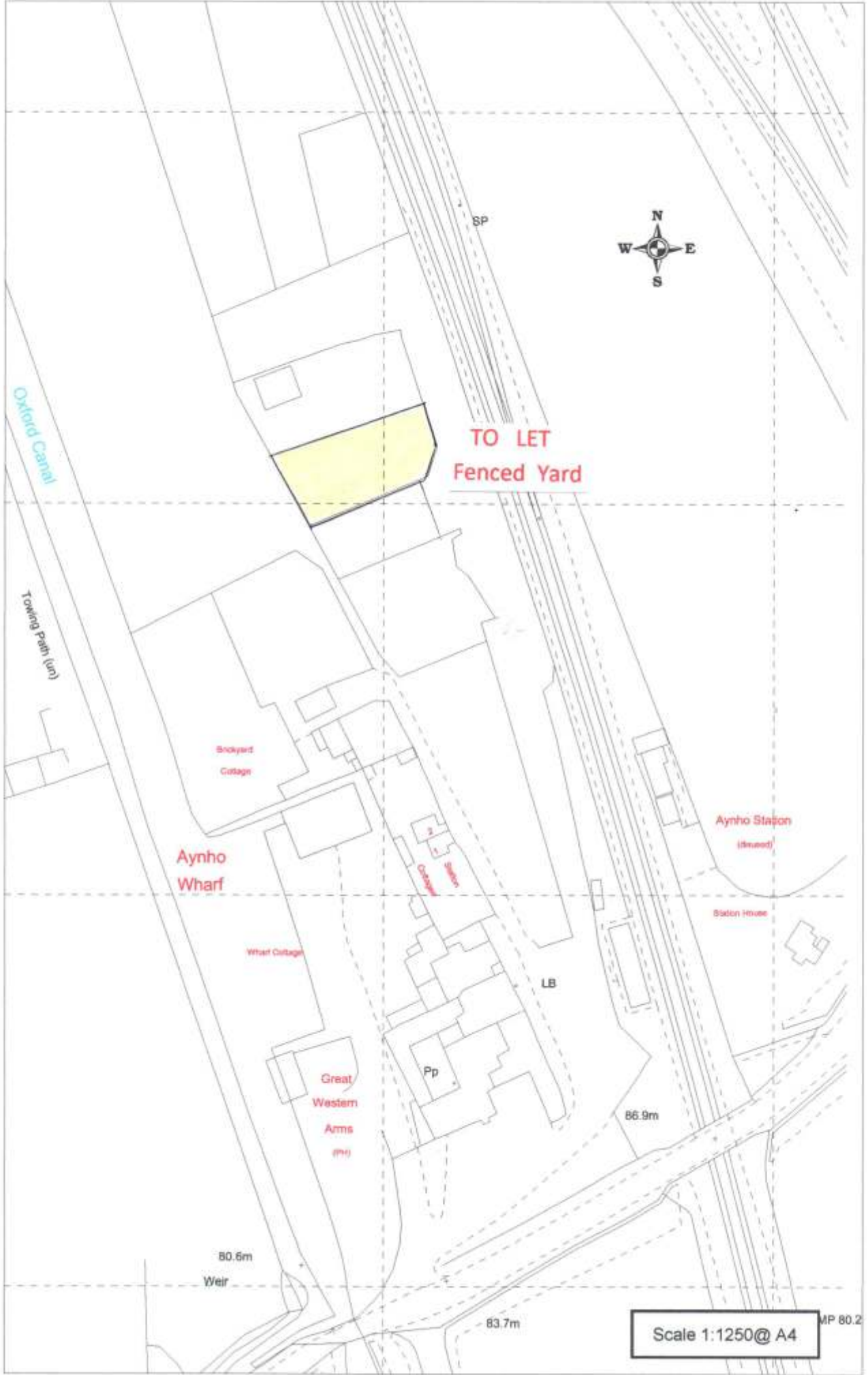
These premises can be viewed via sole agents:

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