

TO LET: 8,800 sq ft Yard Thorpe Way, Banbury



3 Year Lease. £16,000 p. a. plus VAT.

Accommodation: We have been instructed to offer this excellent 8,800 sq ft yard (160 sq ft x 55 sq ft), located on one of Banbury's busiest industrial estates, close to the M40. In recent years it has been used by Just Car Clinic for the storage of vehicles, but became vacant on the 1st May 2018. We believe this would be suitable for vehicle parking / storage, probably in conjunction with a nearby business.

Outgoings: This accommodation is available on a new three year lease, at a rent of £16,000 per annum plus VAT.

Insurance: The incoming tenant will be responsible for reimbursing the landlord the insurance premium, which for the financial year 2018/2019 is anticipated to be approximately £400 plus VAT.

Rates: The incoming tenant is responsible for all Non-Domestic Rates. The local rating authority is Cherwell District Council and this accommodation has a rateable value of £10,250. If this is an occupiers only commercial property no rates will be payable under the governments Small Business Rates Relief Scheme. Please see http://www.centre-p.co.uk/Small_Business_Rates_Relief_2017_2018.pdf

Legal Fees: Incoming tenants will also be asked to contribute £400 plus VAT towards our client's legal fees, these to be paid as the documentation is prepared.

Subject to Contract

BANKIER SLOAN CHARTERED SURVEYORS

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

Banbury 01295 688384 Mobile: 07831 338111

reception@centre-p.co.uk www.centre-p.co.uk