

# TO LET: Aynho Open Storage, Banbury



## New 1 to 3 Year Leases

3,900 sq ft Yard @ £8,000 p.a.

2 small (30 ft x 53 ft) Yards @ £70 per Week

1 Container @ £40 per week

**AVAILABLE SHORTLY : VERY LARGE YARD**

**Approximately £300 per week**

## BANKIER SLOAN

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

Tel: Banbury 01295 688384, Mobile: 07831 338111

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# TO LET: Open Storage Yards

## TO LET: Station Road, Aynho Wharf, OX17 3BP

### Accommodation:

We have instructions from the freeholders of this well established site, to offer for rent, three separate fenced yards and a 40 foot container. Located adjacent to the railway, this site which is accessed by driving in front of the Great Western Arms (between Aynho and Clifton), would be excellent for companies wishing parking for vehicles, containers, etc. All yards are available on new leases from one year to three years.

The largest yard measures approximately 3,900 sq ft and is available at a rent of £8,000 per annum. Two smaller yards are also available, each measuring 30 ft x 53 ft, at a rent of £70 per Week. We are also offering a 40 ft Container at a rent of £40 per week.

### Rates:

All yards have rateable values of less than £12,000 and therefore will allow an incoming tenant, who has this as their only site, to claim Small Business Rates Relief. No rates should therefore be payable. See <http://www.centre-p.co.uk/Small%20Business%20Rates%20Relief%202019%202020%20BANKIER%20SLOAN.pdf>

### Insurance:

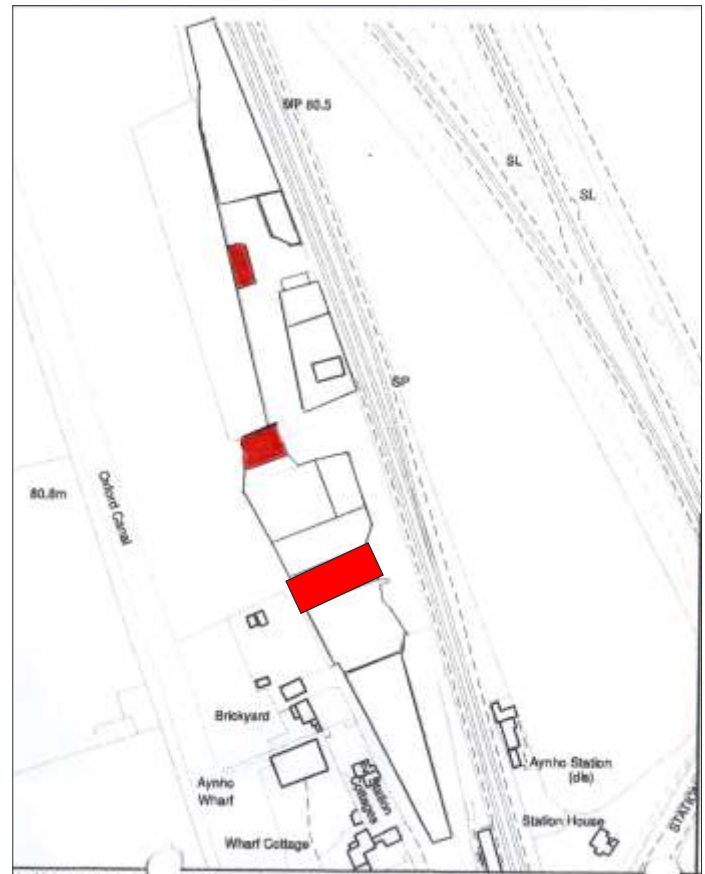
In-going tenants will be expected to contribute £100 plus VAT towards the annual public liability insurance which our clients have for the communal areas of this site.

### 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 a further 5% of their annual rent towards maintenance costs.

### Administration Fees:

In-going tenants will be asked to contribute £250 plus VAT towards the preparation of the lease agreement.



*Subject to Contract*

Viewings via the sole agents:

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