

SHOP PREMISES TO LET



13 Parsons Street,
Banbury,
OX16 5LW

VAT and Business
Rates exempt*



01295 983 333
wild-property.co.uk

*Business Rates exemption is subject to qualifying criteria

LOCATION

Banbury is a busy and growing commercial centre in North Oxfordshire with a population approaching 50,000. It has excellent communication links which is helping fuel its growth situated on the M40 and with fast rail links to London and Birmingham. The town centre is full of historic buildings with a range of shops both national and independent, professional services and a strong hospitality sector. The Council's purchase of the shopping centre and the development of a new leisure scheme opening in 2021 adjacent to the canal will provide a further boost for the town. Banbury is popular for town centre living with a number of conversion or new build schemes having taken place for apartments increasing the town's residents.

Parsons Street is fully pedestrianised in Banbury's Old Town with servicing permitted at certain times. The street is a popular route into the town centre from Horsefair and North Bar and has a vibrant retail community with a good mix of speciality shops, cafes and bars. The Old Town Association helps businesses to support one another and promotes the area to the general public.

DESCRIPTION

It is a ground floor shop. The property has an approx. floor area of: 42 sq m / 450 sq ft (6.60 m wide x 6.34 m deep).

TERMS

The ground floor shop is available on a lease for a term of years to be agreed at a rent of £11,000 p.a.

In addition there would be a contribution to the landlord's costs for building insurance. There is no VAT charged on the rent by the existing landlord.

Each party to pay their own legal costs.



BUSINESS RATES

The Rateable Value is £11,500 which means that subject to qualifying criteria a business would be eligible for small business rates relief (SBRR) which gives 100% exemption. Contact Cherwell District Council to verify this information on 01295 252535 or www.cherwell.gov.uk

VIEWINGS

Viewings must be carried out by arrangement and we would encourage anyone interested in viewing the property to first discuss their requirement with us to ensure the property is likely to be suitable.

FURTHER INFORMATION

Is available from Neil Wild
t: 01295 983333
m: 07801 164034
e: neil@wild-property.co.uk
www.wild-property.co.uk

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

72 This is how energy efficient the building is.

Net zero CO₂ emissions



IMPORTANT NOTICE

Wild Property Consultancy gives notice to anyone who may read these particulars as follows;

1. These particulars are prepared for the guidance of prospective purchasers / lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good order.
4. The photographs show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs.
5. Any areas, measurements or distances referred to are approximate only.
6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that a necessary planning, building regulations or other consent has been obtained and these matters must be verified by any intending purchaser/ lessee.
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