



01295 983 333

SUITABLE AS A SHOP, BUSINESS OR OFFICES

14 SOUTH BAR, BANBURY  
OX16 9AA

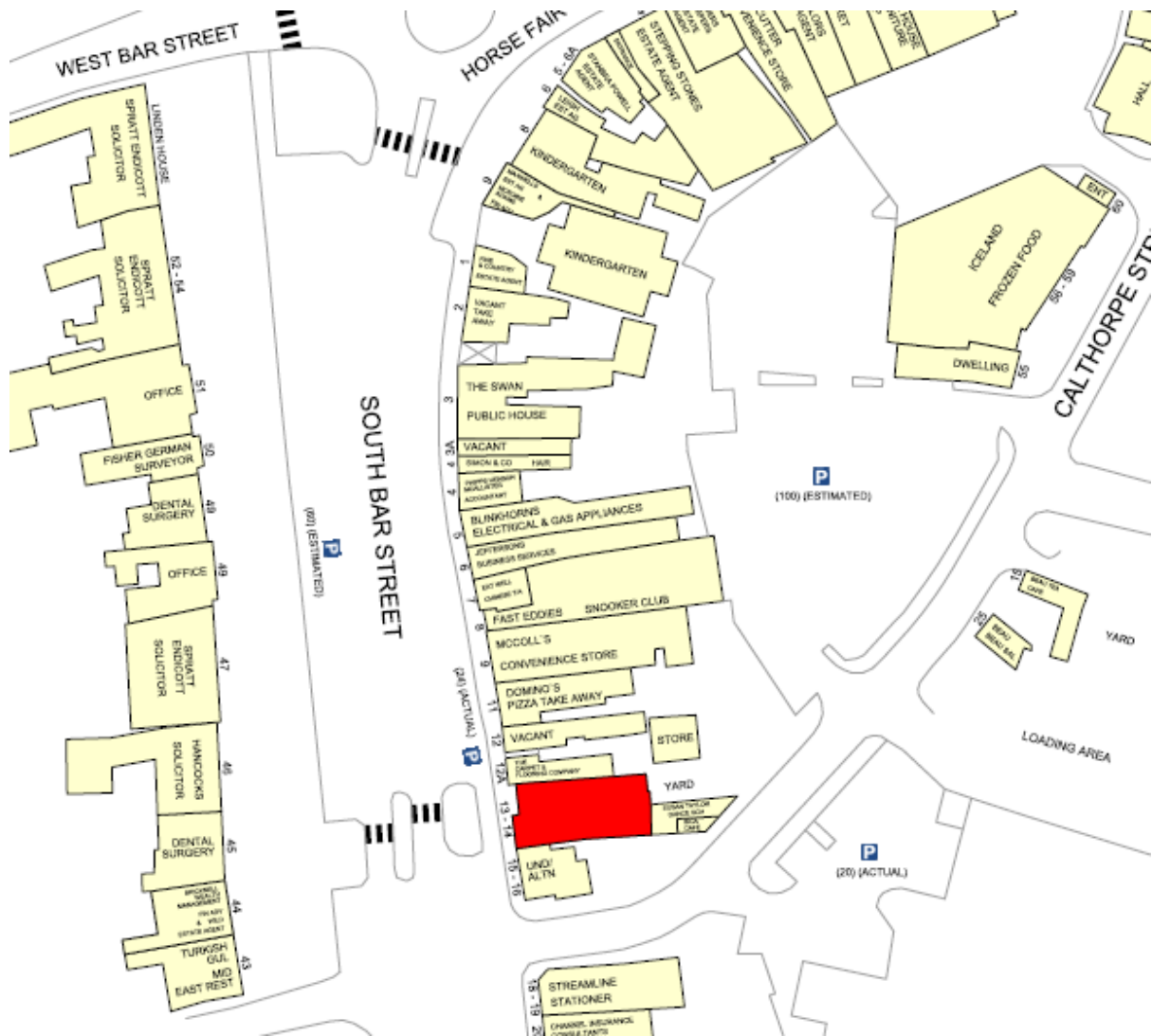
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### Location

Banbury is a growing commercial centre in North Oxfordshire with a population approaching 50,000. The town has excellent communication links being situated on the M40 and its railway line providing fast trains to London and Birmingham.

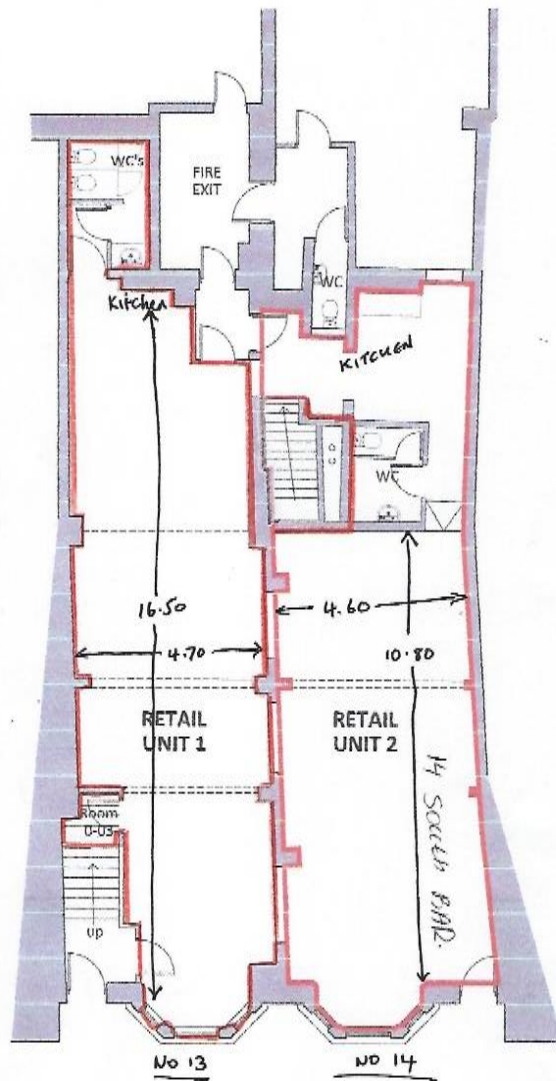
The property is located in a prime position on South Bar in the centre of Banbury, just up from Banbury Cross. There are a range of other uses in the vicinity including professional services, offices, retail and restaurants. There are a number of public off street car parks close by.



## Description

The property has been comprehensively refurbished with the owner creating two commercial units on the ground floor of the building, 13-14 South Bar. No 13 has recently been leased to a firm of accountants. There are residential dwellings above. The available commercial unit is to the right hand side of the pair as one faces the building. The plan below shows its layout (retail unit 2).

Plan



13 and 14 SOUTH BAR, BANDULLY DR16 9AA

There is a dedicated front door opening into an open plan business unit. At the back there is a separate kitchen and toilet facility.

The owner has undertaken a refurbishment with the following features;

- Strip wood flooring
- New lighting and electrics
- Gas central heating
- Kitchen
- Toilet facility

### Floor Area:

The dimensions and floor areas are as follows:

Open Plan Business Space:	51.68 sq m	556 sq ft
Kitchen:	7.40 sq m	80 sq ft

<b>Total Area:</b>	<b>59.08 sq m</b>	<b>636 sq ft</b>
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### Lease

A new lease is to be granted for a term of years to be agreed at a rent of £11,000 p.a. The current landlord does not charge VAT.

It is expected the premises will qualify for Small Business Rates Relief.

The lease will provide for the tenant to be responsible for utilities and building insurance.

### Important Information:

We give 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. 7. Descriptions of a property are inevitably subjective and the descriptions contained therein are used in good faith as an opinion and not by way of statement or fact.

**Subject to Contract**  
**(February 2020)**