

# RETAIL PREMISES TO LET

  
**wild**  
PROPERTY CONSULTANCY

13 Market Place  
Banbury  
OX16 5LG



**01295 817 606**  
wild-property.co.uk



## LOCATION

Banbury is a busy market town in North Oxfordshire with a population of approx 45,000. It has a strong and diverse economic base of industry, commerce and agriculture. The catchment population includes the wealthy Cotswold towns and villages to the south and west of the town. Banbury's town centre includes a wide range of retailer representation including Marks and Spencers (food and department store), Debenhams, H&M and Gap.

Banbury is popular for town centre living with a number of conversion or new build scheme having taken place for apartments including the upper floors of this property. The town has excellent communication links. The railway station is a 5 to 10 minute walk from the town centre with fast direct

links to London Marylebone, Birmingham Mainline Stations, Oxford, Reading and the South Coast. The town also benefits from being situated immediately at Junction 11 of the M40.

The property is located in a good retailing position opposite the pedestrianised Market Place close to Castle Quay Shopping Centre.

## DESCRIPTION

The subject property provides regular shaped ground floor retail premises with a very useable lower ground floor. The premises are currently a café trading with A1 use.

The building is Grade II Listed.

### Wild Property Consultancy Ltd

The Innovation Centre, Mewburn Road, Banbury, Oxon, OX16 9PA | T: 01295 817606 | E: [neil@wild-property.co.uk](mailto:neil@wild-property.co.uk)

Commercial Property | Chartered Surveyors | Asset Management | Investment

## ACCOMMODATION

The property has the following areas and dimensions:

<b>Gross Frontage</b>	19 ft 4 ins 5.90 metres
<b>Internal Width (max)</b>	18 ft 9 ins 5.72 metres
<b>Shop Depth</b>	20 ft 6 ins 6.25 metres
<b>Ground Floor Shop</b>	384 sq ft 35.67 sq m
<b>Lower Ground</b>	304 sq ft 28.24 sq m

## TENURE

The property is available on a new lease for a term of years to be agreed. A tenant would be liable for the repair of the premises, for payment of the building insurance and a contribution towards the maintenance of the building of which this forms part.

The shop is available to rent on a new lease at a rent of £16,000 p.a.

VAT is payable on the rent.

## BUSINESS RATES

The Rateable Value (RV) is currently £14,250 and the draft 2017 RV is £11,250.

Interested parties are recommended to check with Cherwell District Council on 01295 252 535.

In Particular interested parties should note the likely changes in business rate relief from April 2017 which will be favourable for this property for those qualifying for Small Business Rates Relief.

## 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 817606

**m:** 07801 164034

**e:** [neil@wild-property.co.uk](mailto:neil@wild-property.co.uk)

**www.wild-property.co.uk**

**CAR PARK SITUATED OPPOSITE**



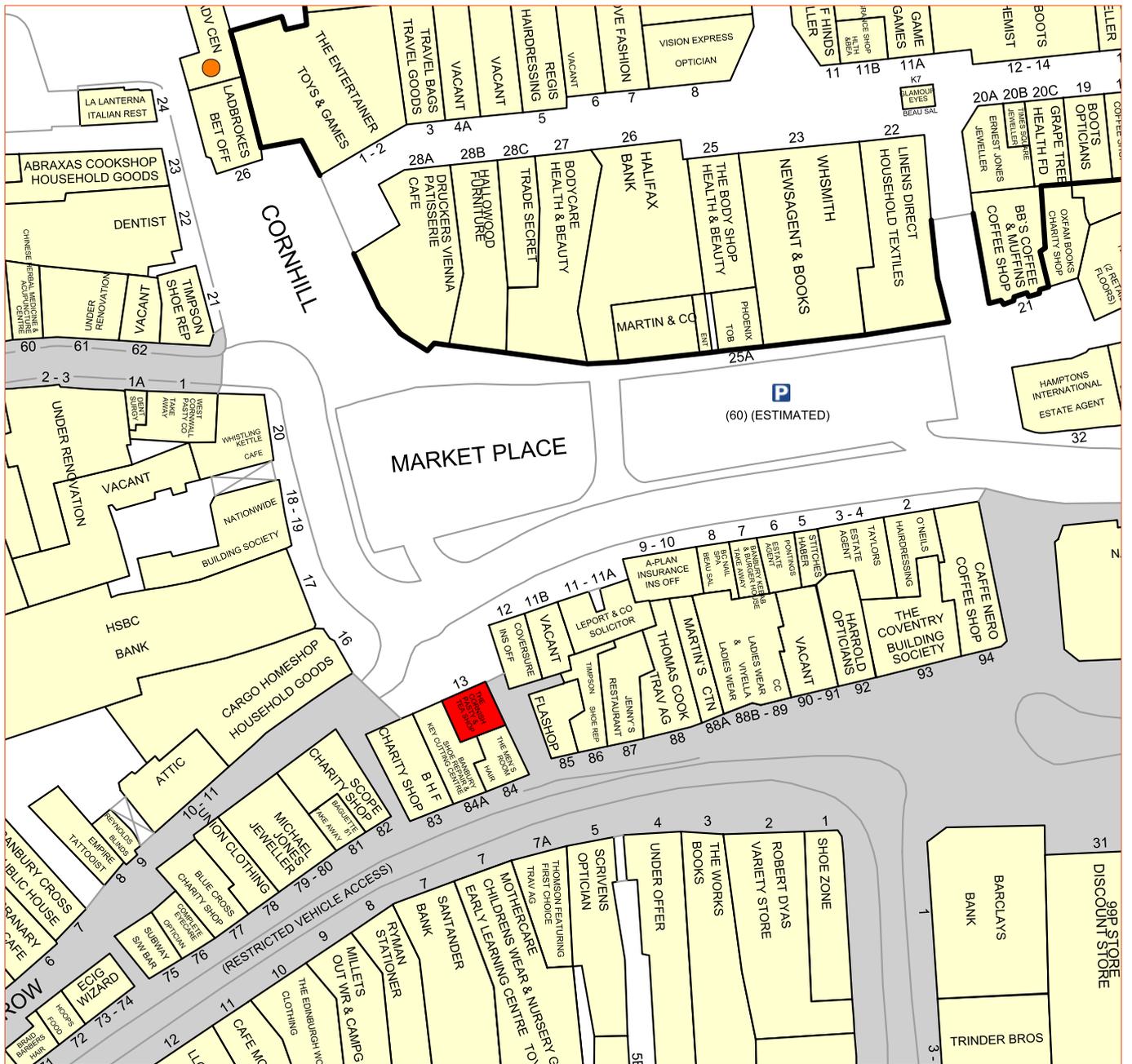
**MARKET SQUARE SITUATED OPPOSITE**



**Wild Property Consultancy Ltd**

The Innovation Centre, Mewburn Road, Banbury, Oxon, OX16 9PA | T: 01295 817606 | E: [neil@wild-property.co.uk](mailto:neil@wild-property.co.uk)

Commercial Property | Chartered Surveyors | Asset Management | Investment



## 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.
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.

## Wild Property Consultancy Ltd

The Innovation Centre, Mewburn Road, Banbury, Oxon, OX16 9PA | T: 01295 817606 | E: [neil@wild-property.co.uk](mailto:neil@wild-property.co.uk)

Commercial Property | Chartered Surveyors | Asset Management | Investment