

# SHOP PREMISES TO LET



4 & 6 CHURCH WALK  
BANBURY, OX16 5NY

Potential for  
Alternative Uses



**01295 817 606**  
[wild-property.co.uk](http://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 shopping profile enlarged significantly in 2000 with the opening of the extension to the Castle Quay Centre widening the range and size of retailer represented as well as extending the town's catchment. Consequently there is a strong line up of retailer representation in the town centre including Marks and Spencers (food and department store), Debenhams, H&M, Gap and Bhs.

Banbury is popular for town centre living with a number of conversion or new build scheme having taken place for apartments. The town has excellent communication links. The railway station is a 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.

Church Walk is a fully pedestrianised street in Banbury's Old Town and is a popular route into the town centre from St Mary's church. The Old Town is a busy 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

Two well presented interconnecting shops with electronic security shutters. Each has a separate staircase access to first floor accommodation which provides WCs, storage or office use. The properties have most recently been occupied as a single shop unit but alternatively they could easily be made self contained and occupied separately.

The properties have the following floor areas:

### 4 Church Walk:

**Ground Floor:** 300 sq ft

**First Floor:** 285 sq ft

### 6 Church Walk

**Ground Floor:** 252 sq ft

**First Floor** 232 sq ft

### Or if occupied together then;

**Ground Floor:** 552 sq ft

**First Floor** 517 sq ft

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**Wild Property Consultancy Ltd**

**Banbury:** The Innovation Centre, Mewburn Road, Banbury, Oxon, OX16 9PA | T: 01295 817606 | F: 01295 817601

Commercial Property | Chartered Surveyors | Asset Management | Investment

Interior of shop unit 4



Church Walk



## TERMS

Each property is available on a new lease either separately at £6,000 p.a. each or combined at £10,000 p.a. combined. There is no VAT charged on the rent by the existing landlord.

## BUSINESS RATES

There is a single rating assessment of £8,100 RV. If one of the two parts is taken then there would be a separate assessment of that part at approximately £4,050 per unit. This is not the amount payable. Subject to qualifying criteria a business could be eligible for small business rates relief (SBRR) and Retail Relief meaning either zero rates or a much reduced amount payable depending on whether one part or the whole property was taken.

## 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)

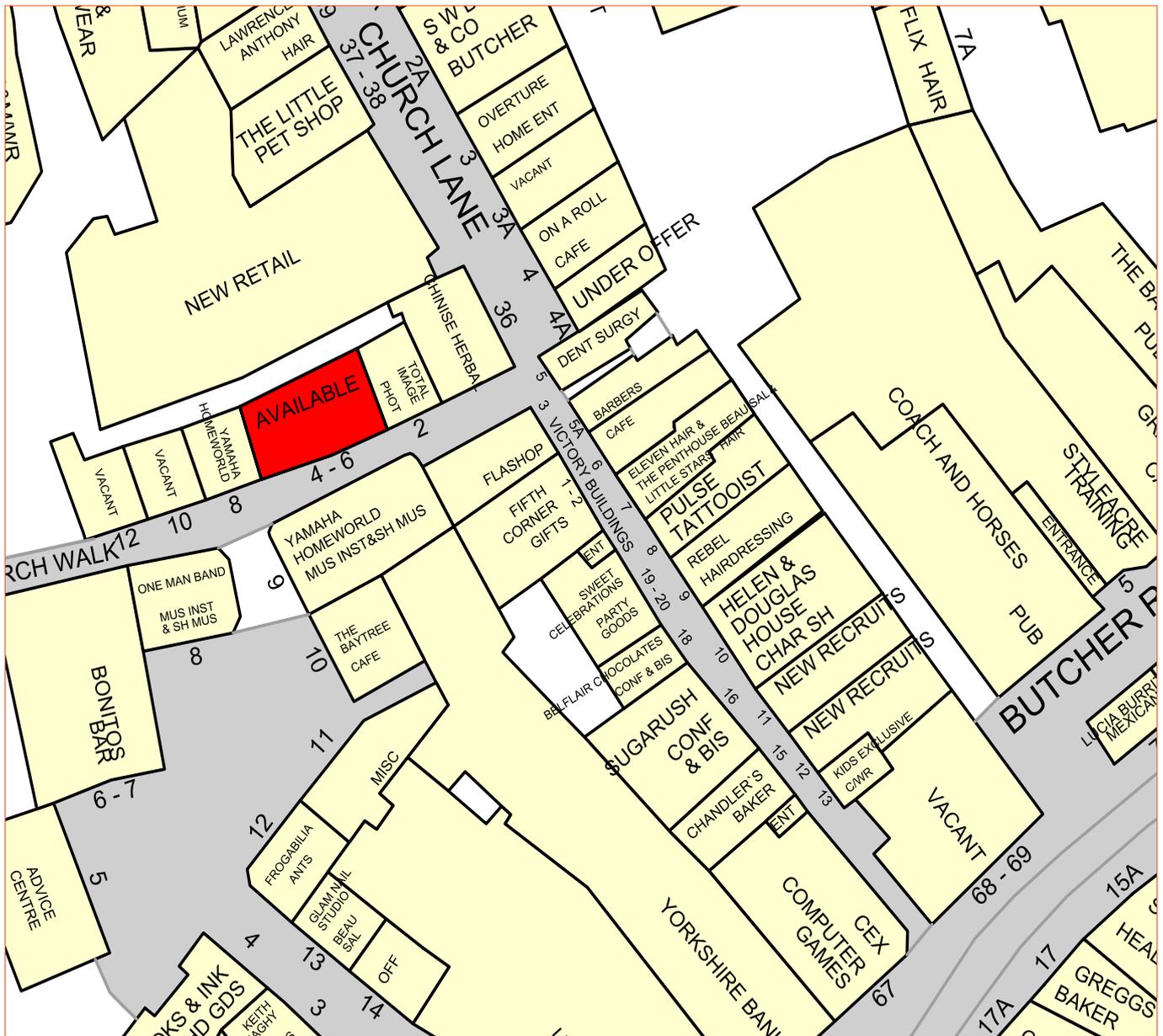
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## IMPORANT NOTICE

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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.
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5. Any areas, measurements or distances referred to are approximate only.
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