

# SHOP PREMISES TO LET



13 Parsons Street,  
Banbury,  
OX16 5LW

VAT and Business  
Rates exempt\*



**01295 817 606**  
[wild-property.co.uk](http://wild-property.co.uk)

\*Business Rates exemption is subject to qualifying criteria

## LOCATION

Banbury was a 2016 finalist in the Great British High Street competition organised by the DCLG.

It 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.

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 with twice yearly street festivals.

## DESCRIPTION

It is a ground floor shop. The landlord will provide a new WC facility.

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

The landlord is creating a one bed flat upstairs with a separate access from the back which will be available separately.



## 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](http://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

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m: 07801 164034

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

[www.wild-property.co.uk](http://www.wild-property.co.uk)

### Wild Property Consultancy Ltd

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# 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 CO<sub>2</sub> 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.
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.

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