

BUSINESS UNIT FOR LEASE



14 Station Road,
Woodford Halse,
NN11 3RB

Suits a variety
of uses



01295 983 333
wild-property.co.uk

LOCATION

Woodford Halse is a thriving small town situated between Banbury, Daventry, Towcester and Southam. The property fronts Station Road, where the main cluster of commercial units are situated.

DESCRIPTION

The property is ground floor with an attractive shop front. There is a sales area plus a private office towards the back with a kitchen and WC.



TENURE

The property is available on a new lease and available at £7,200 per year. There would be a contribution towards the landlord's cost for building insurance and communal maintenance.

EPC

An EPC has been commissioned.

BUSINESS RATES

The Rateable Value is just £3,750. This is within the threshold to enable a business to claim relief and so no rates would be payable.

ACCOMMODATION

ACCOMMODATION	SQ M	SQ FT
GROUND FLOOR		
Shop Sales Area	38.09 sq m	410 sq ft
Office	11.14 sq m	120 sq ft
Kitchen	2.87 sq m	31 sq ft
TOTAL	51.11 sq m	561 sq ft

FURTHER INFORMATION

Is available from Neil Wild or Kelly Harries

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VIEWINGS

Viewings must be carried out by arrangement. 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. We urge you not to discuss the sale direct with the business owner.

IMPORTANT INFORMATION

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 should not be relied upon as a statement of fact. 8. We