

GROUND FLOOR TOWN CENTRE UNIT FOR LEASE



6 Butchers Row,
Banbury, OX16 5JH

Suitable for a
variety of Uses



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wild-property.co.uk

LOCATION

Banbury is a busy and growing commercial centre in North Oxfordshire with a population approaching 50,000. It has excellent communication links situated on the M40 and with fast rail links to London and Birmingham - which is helping fuel its growth. The town centre is full of historic buildings with a range of shops both national and independent, professional services and a strong hospitality sector. The Council's purchase of the shopping centre and the development of a new leisure scheme fully opening in 2022 adjacent to the canal will provide a further boost for the town. Banbury is popular for town centre living with conversions or new build schemes taking place - increasing the town's residents.

Butchers Row is a pedestrianised street connecting the High Street with the town's Market Place. The street has a mix of uses, including two pubs and a charity book shop.

THE PROPERTY

The available commercial unit is on the ground floor of this former café. It is a Grade II Listed Building.

ACCOMMODATION

The whole ground floor is available, the areas are as follows:

ACCOMMODATION	M	FT
Internal Width at Front	5.70m	18.90 ft
Built Depth	21.80m	71.60 ft
Ground Floor Front	56.39 sq m	607 sq ft
Ground Floor (beyond change of levels)	23.60 sq m	254 sq ft
Ground Floor Kitchen	15.51 sq m	167 sq ft
TOTAL	95.50 sq m	1,028 sq ft

TERMS

The premises are available on a new lease, for a term to be agreed at a rent as follows:

Whole of Ground Floor: £14,000 p.a. exclusive.

VAT is not applicable.

The lease will include a contribution towards building insurance and building maintenance.

BUSINESS RATES

The Rateable Value of the premises is £9,300. A qualifying business would be able to claim Small Business Rates Relief, which removes all liability for payment.

The property is within the area of the Banbury Business Improvement District (Banbury BID). The BID is a business organisation where funds collected are used for a range of initiatives to support the town centre. <https://banburybid.com/>

The annual charge is calculated at 1.50% of the Rateable Value and would be £139.50 p.a.

EPC

6 Butchers Row BANBURY OX16 5JH		Energy rating C
Valid until 20 October 2031	Certificate number 2813-1310-2958-3145-2884	

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 and Kelly Harries

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