

# SHOP FOR LEASE



4a Church Lane,  
Banbury, OX16 5LR

With planning for  
a variety of uses  
(including a bar)



**01295 983 333**  
[wild-property.co.uk](http://wild-property.co.uk)

## LOCATION

Banbury is a busy market town in North Oxfordshire with a population approaching 50,000. 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. The town is well represented by independent retailers as well as many well-known national brands.

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 Lane is in the heart of Banbury's Old Town. The street is fully pedestrianised with servicing for light vans and cars to the rear. The Old Town is a vibrant retail community with a good mix of speciality shops, cafes and bars.

## DESCRIPTION

The shop is ground floor with a kitchenette and WC to the rear. There is a back door on to the loading and car parking area. A parking space is available via separate negotiation.





## STREET VIEW



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## TERMS

The property is available on a new flexible lease at a rent of £850 per month. A deposit will be required.

There is no VAT charged on the rent by the existing landlord. There would be a contribution to the landlord's costs for building insurance.

## BUSINESS RATES & BID LEVY

The Rateable Values of the premises are below the threshold for Small Business Rates Relief. Subject to qualifying criteria a small business would be eligible for 100% exemption. <https://www.cherwell.gov.uk/info/191/business-rates/363/business-rates-reductions-and-relief/3>

The premises are subject to a small Levy to the Banbury BID. The BID is a newly formed 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 in the region of £120.

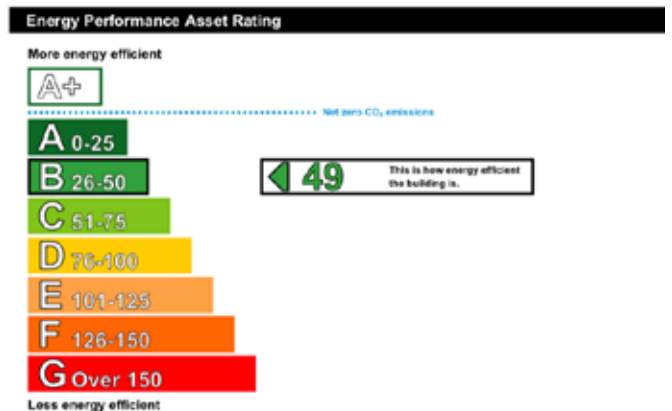
## VIEWINGS

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.

## OLD TOWN FESTIVAL DAY



## ENERGY PERFORMANCE CERTIFICATE

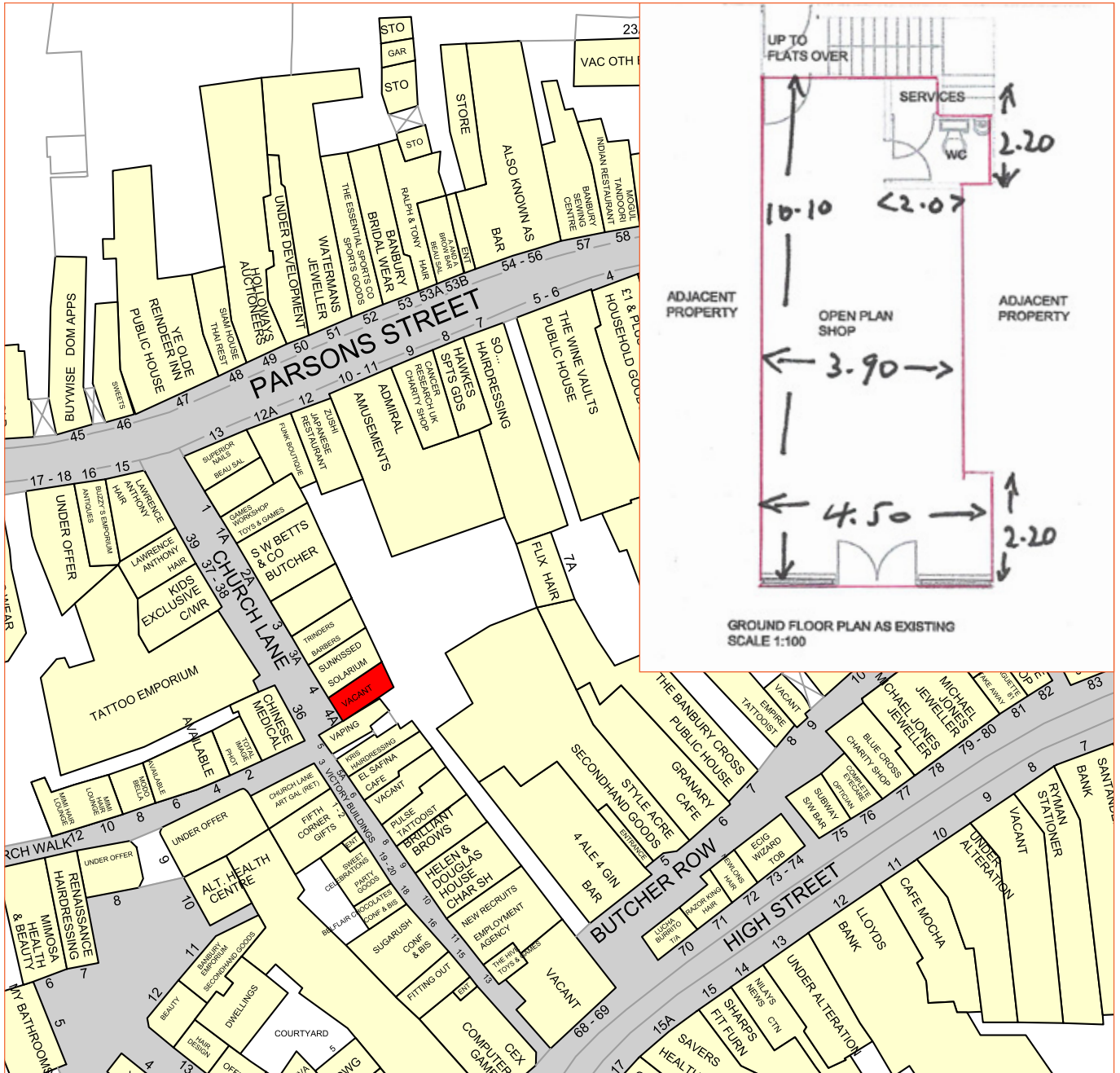


## FURTHER INFORMATION

Is available from **Neil Wild**  
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## IMPORTANT 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.
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.
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