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**\*NEW INSTRUCTION\***  
**SUITABLE FOR A VARIETY OF USES**  
(subject to planning permission)

**OFFICE PREMISES,  
1 WHITE LION WALK, BANBURY  
OX16 5UD**

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The property is located in a prominent position facing the High Street in the centre of Banbury. The entrance is off the delightful White Lion Walk. The property is a ground floor office below Mayday Employment. There is window frontage to the High Street. The entrance is off the White Lion Walk courtyard. The premises have been fully refurbished.

Banbury is a commercial centre in North Oxfordshire with a population approaching 50,000. The town has excellent communication links being situated on the M40 and its railway line providing fast trains to London and Birmingham. The property is located in the centre of Banbury with a 10 minute walk to the railway station.

The available accommodation comprises a ground floor office.

The premises have just been refurbished with new carpeting, LED lighting, a kitchenette, gas central heating, a modern entry system. There is a separate WC for exclusive use.



The floor areas is: 393 sq ft

The premises have permission for office use but there is flexibility (subject to permissions) for different uses such as health & beauty, a clinic, yoga, or other quiet indoor recreational sports.

### Rent:

The premises are available on a new lease at a rent of £12,000 p.a.

The rent is inclusive of utilities, service charge and building insurance. The rent will be subject to VAT.



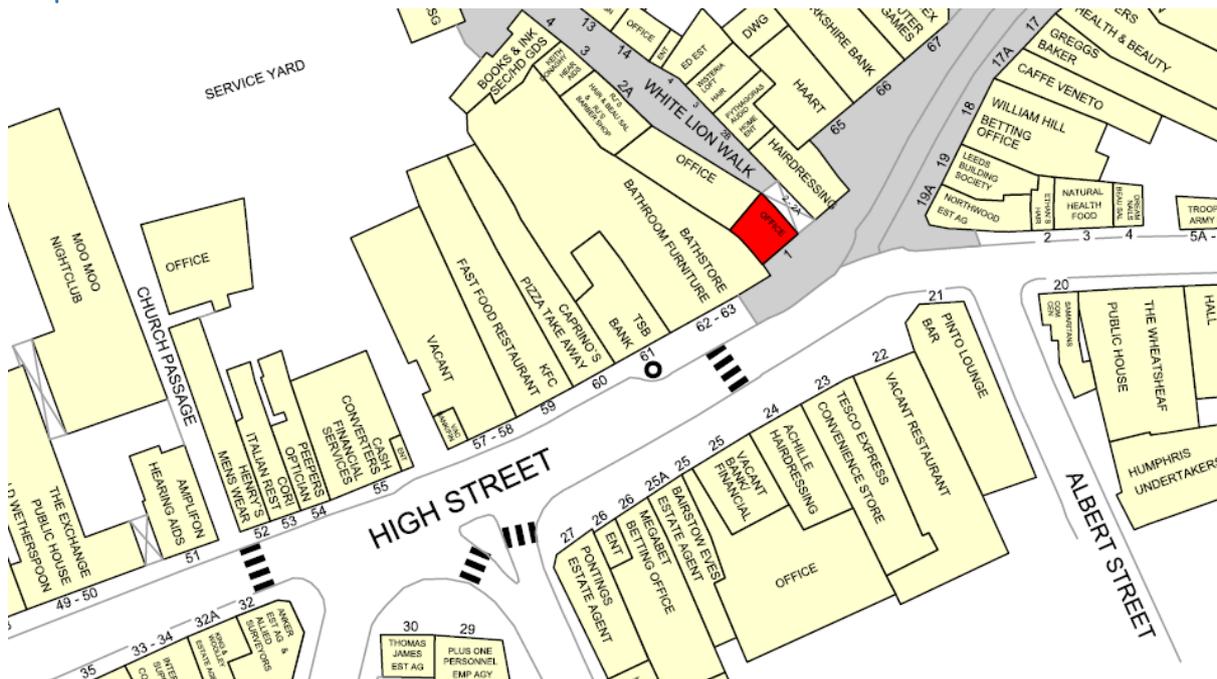
Entrance Door off White Lion Walk



### Business Rates

The Rateable Value (RV) of the property is £4,500. This is not the annual rates payable. A qualifying business can claim Small Business Rates Relief from Cherwell Council. This has the potential to provide full exemption. <https://www.cherwellandsouthnorthants.gov.uk/xfp/form/185?council=cdc>

## Map



### Energy Performance Asset Rating

More energy efficient



**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**85** This is how energy efficient the building is.

## Important Information:

We give 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.

**Subject to Contract**

**February 2020**