



01295 983 333

## SHOP & BUSINESS UNIT

62 PARSONS STREET, BANBURY  
OX16 5NB

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## Location

Banbury is a growing 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.

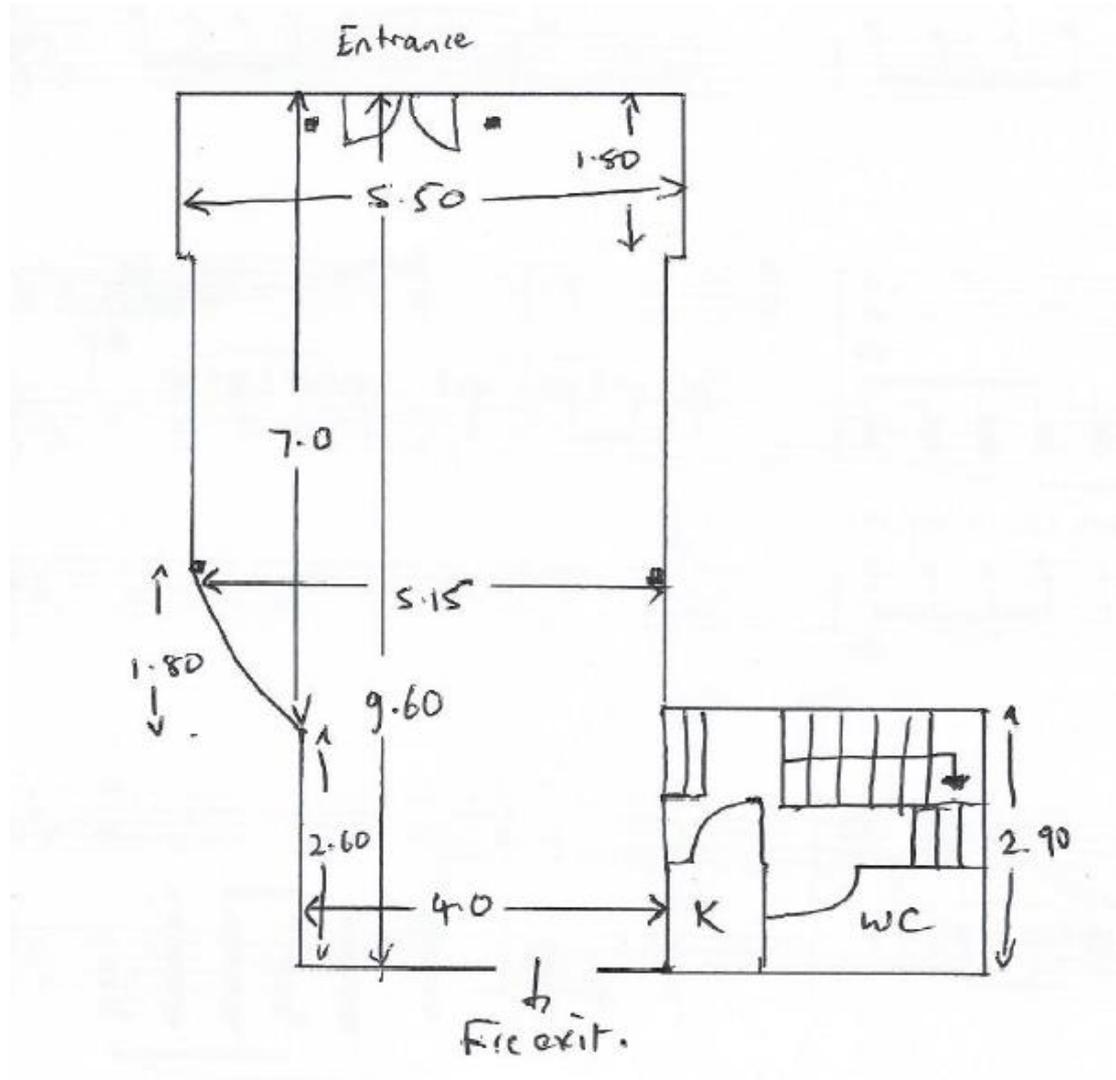
The property is located on the pedestrianised Parsons Street – a popular street with visitors, shoppers and businesses. It is close to the junction with the Market Place and the entrance to the Castle Quay Shopping Centre. There are a range of other uses in the vicinity including cafés, pubs, independent retailers and financial services. There are a number of public off street car parks close by.



## Description

The property is a Grade II Listed building, comprising a ground floor shop with WC and kitchen at the plus two upper floors. The upper floors comprises a number of different rooms of character which could be separately occupied and leased or form part of the business associated with the ground floor. There is LED lighting, a tiled ceramic floor to the ground floor sales space, electric heaters and a modern kitchen. The staircase, landings and upper floors have painted floor boards and the walls are all recently decorated.

## Floor Plan



### Floor Areas:

The dimensions and floor areas are as follows:

Net Internal Frontage:	5.50 metres	18 ft
Shop Depth:	9.60 metres	31 ft 6 ins
Ground Floor Shop Area:	46 sq m	500 sq ft
First Floor Area:	30 sq m	324 sq ft
Second Floor Area:	36 sq m	391 sq ft
<b>Total Net Area:</b>	<b>112 sq m</b>	<b>1,215 sq ft</b>

## Tenancy

A short term Licence is available for up to two years.

The rent is £1,250 per month plus £50 per month for the cost of the building insurance. There is no VAT applicable.

It is expected the occupier will qualify for Small Business Rates Relief – meaning no rates is payable as the Rateable Value is £9,900 and under the threshold.

The occupier would be responsible for the electric and water bills and would be responsible to keep the interior premises in the same condition as they are presently.

## Energy Performance Certificate

To follow.

## 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  
(December 2020)**