

1st FLOOR COMMERCIAL PREMISES FOR LEASE



**1st Floor, 4a Parsons Street
Banbury
OX16 5LW**

Bargain Village Not Affected

Ideal as an office, studio, workshop or retail use.

LOCATION

Banbury is a busy and growing commercial centre in North Oxfordshire with a population of 50,000. It has excellent communication links which is helping fuel its growth situated on the M40 and with fast rail links to London and Birmingham. The town centre is full of historic buildings with a range of shops both national and independent, professional services and a strong hospitality sector.

DESCRIPTION

The premises has its own characterful entrance and staircase leading to an open plan first floor with excellent natural lighting. The premises has its own WC and kitchenette and store/separate office.

The premises has an approximate net floor area of 675 sq ft.

The floor to ceiling height is 3.0 metres.

TERMS

The premises are available on a new lease at £6,000 p.a. (£500 per month) exclusive of other outgoings. **NO VAT is payable.**

A deposit of three month's rent is required. The tenant will be expected to maintain the interior of the premises. There is a small service charge towards the external maintenance and a charge for building insurance.

BUSINESS RATES

The premises falls within the threshold for Small Business Rates Relief, it has a Rateable Value of £3,150. Subject to qualifying criteria a small business would be eligible for Small Business Rates Relief (SBRR) meaning a 100% exemption will apply.

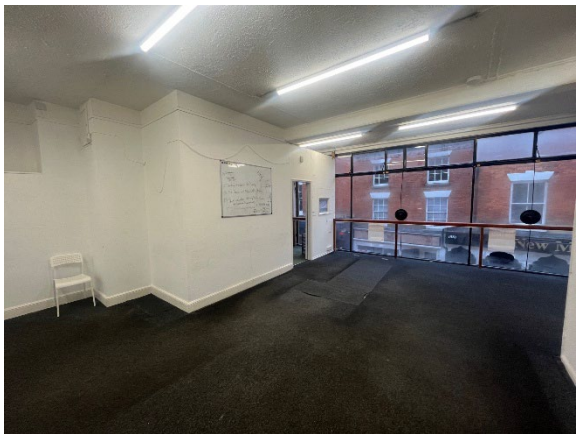
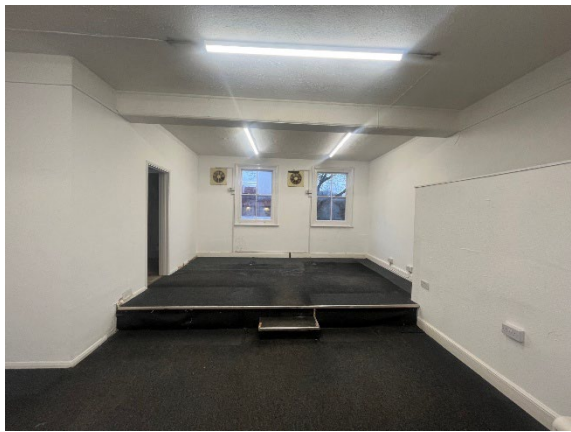
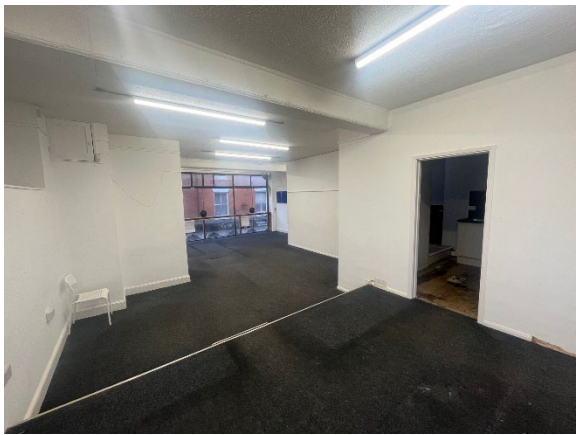
<https://www.cherwell.gov.uk/info/191/business-rates/363/business-rates-reductions-and-relief/3>

ENERGY PERFORMANCE CERTIFICATE

4a Parsons Street BANBURY OX16 5LW		Energy rating E
Valid until 14 March 2032	Certificate number 1592-8619-1837-9509-7347	

Property type	B8 Storage or Distribution
Total floor area	85 square metres

Photos





FURTHER INFORMATION

Is available from Neil Wild

Tel: 01295 983 333

E: neil@wild-property.co.uk

www.wild-property.co.uk

IMPORTANT NOTICE

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4a PARSONS STREET

