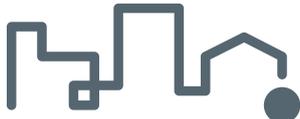


PRIME HIGH STREET PREMISES


wild
PROPERTY CONSULTANCY

8 High Street, Banbury,
OX16 5DZ

NEW LEASE AVAILABLE



01295 983 333
wild-property.co.uk



STREET VIEW

LOCATION

Banbury is a busy and growing commercial centre in North Oxfordshire with a population approaching 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. The Council's purchase of the shopping centre and the development of a new leisure scheme opening in 2021/22 adjacent to the canal will provide a further boost for the town. Banbury is popular for town centre living with a number of conversion or new build schemes having taken place for apartments increasing the town's residents.

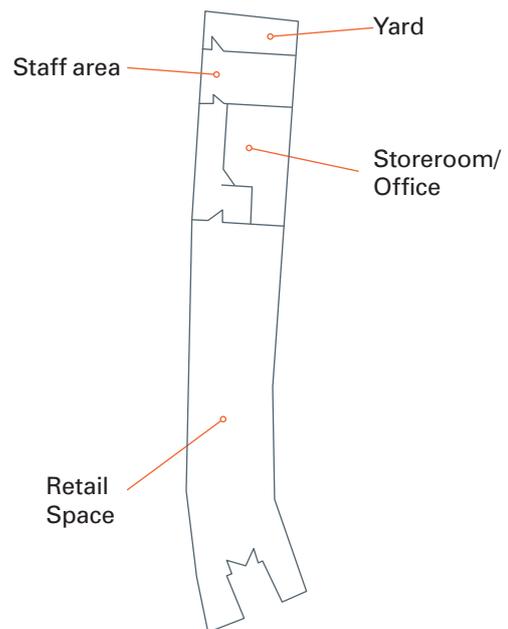
The property is situated on a busy pedestrianised part of the High Street close to Café Nero, Michael Jones Jewellers and White Stuff.

ACCOMMODATION

The property provides a ground floor shop with ground floor back of house, kitchenette, and WC.

Ground floor net area:	173.17 sq m	1,864 sq ft
Ground floor store:	8.80 sq m	95 sq ft
Total Area	181.97 sq m	1,959 sq ft

FLOOR PLAN





BUSINESS RATES

The Rateable Value of the property is £24,250.

The premises are subject to a small Levy to the 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 charge is calculated at 1.50% of the Rateable Value and would be just £364 each year.

LEASE

A new full repairing and insuring lease is available for a term of years to be agreed.

RENT

The rent shall be £20,000 p.a. exclusive. The landlord charges VAT.

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.

ENERGY PERFORMANCE CERTIFICATE

This has been commissioned.

FURTHER INFORMATION

Is available from Neil Wild or Kelly Harries

t: 01295 983 333

m: 07801 164034

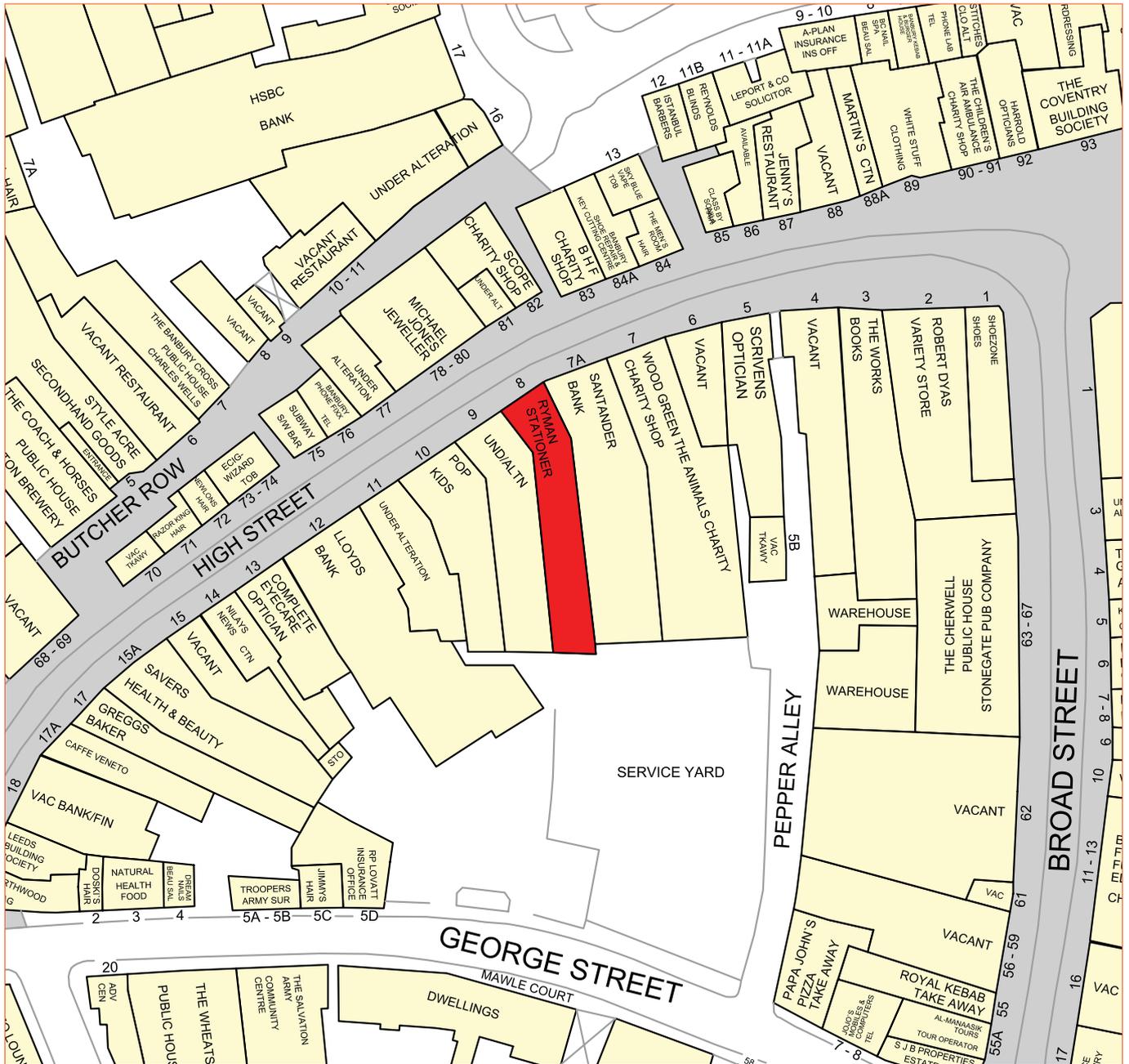
e: neil@wild-property.co.uk

www.wild-property.co.uk

Or, from our Joint Agent, JRBT Commercial Property (Jonathan Thomas)

t: 01865 595143

e: jonathan@jrbtcommercialproperty.co.uk



IMPORTANT NOTICE

Wild Property Consultancy gives 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.