

BUSINESS UNIT FOR LEASE


wild
PROPERTY CONSULTANCY

86 High
Street,
Banbury

NEW LEASE
AVAILABLE



01295 983 333
wild-property.co.uk

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 and White Stuff.

ACCOMMODATION

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

The property forms part of a larger Grade II* Listed Building.



Gross Frontage to High Street	4.60 metres	15 ft
Internal Width	4.50 metres	14 ft 9 ins
Shop Depth	4.40 metres	14 ft 5 ins
Ground Floor Net Area	19.30 sq m	208 sq ft
Ground Floor Store	10.64 sq m	115 sq ft
Total Area	29.94 sq m	323 sq ft

BUSINESS RATES

The Rateable Value of the property is £7,100 meaning it is within the threshold for Small Business Rates Relief. A qualifying business would not be liable for payment of any business rates. Full details can be found on the Cherwell District Council website. <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 charge is calculated at 1.50% of the Rateable Value and would be just £107 each year.

LEASE

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

RENT

The rent to be £10,000 p.a. exclusive. The landlord does not charge 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.

FURTHER INFORMATION

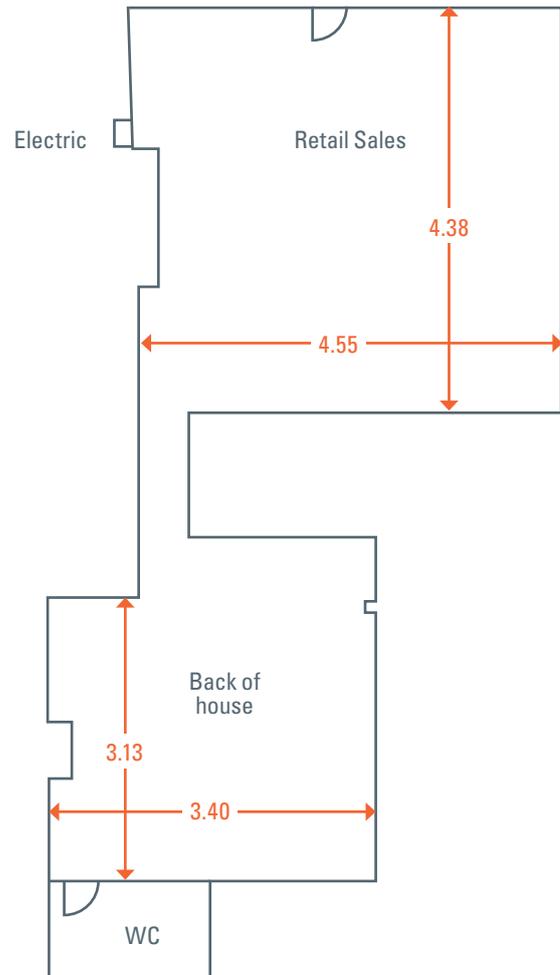
Is available from Neil Wild or Kelly Harries

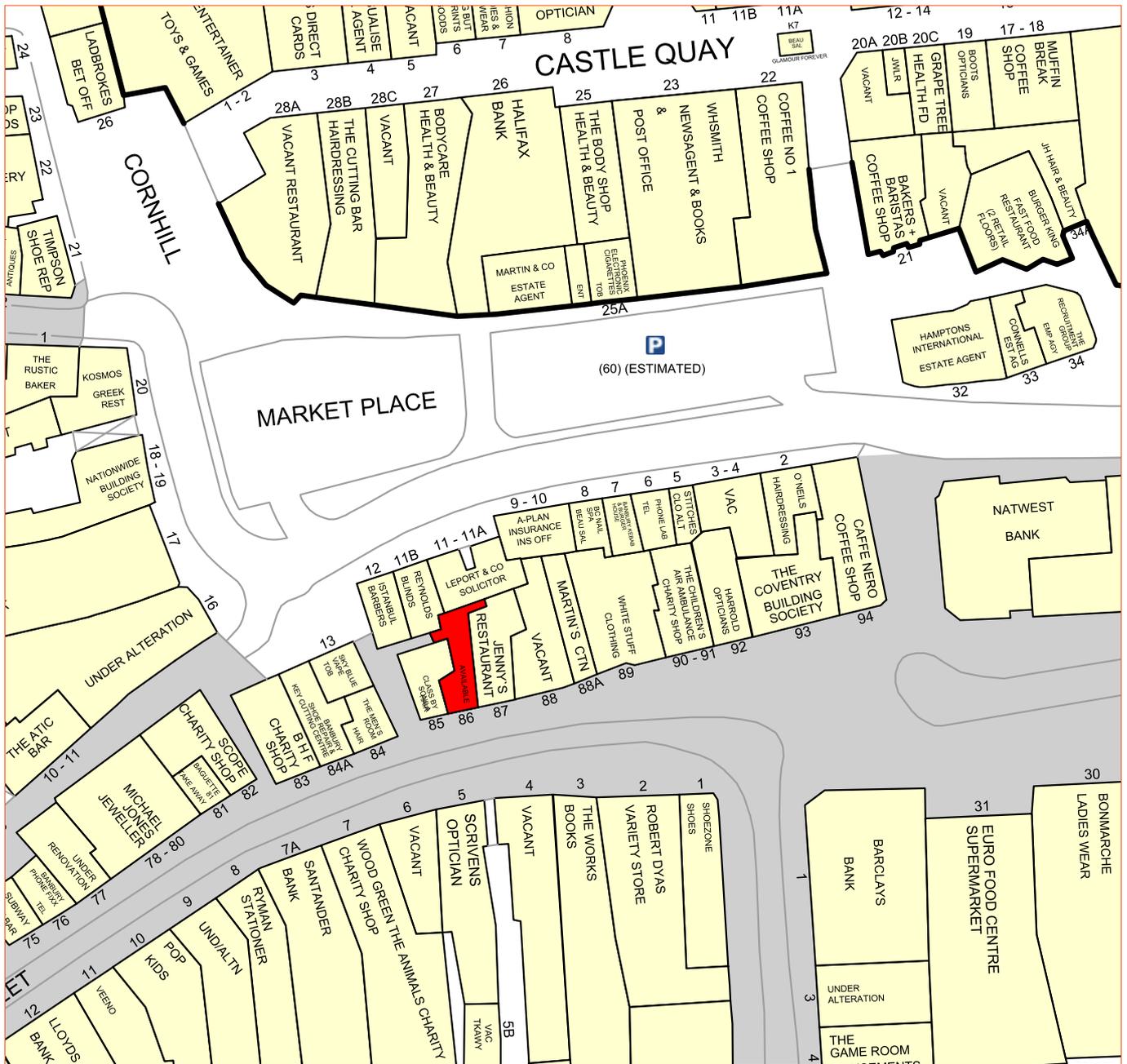
t: 01295 817606

m: 07801 164034

e: neil@wild-property.co.uk

www.wild-property.co.uk





IMPORTANT NOTICE

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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.