

SHOP FOR LEASE



11 High Street
Banbury OX16 5EE

Former Café Bar

614 sq ft Ground Floor



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 situated on the M40 and with fast rail links to London and Birmingham - which is helping fuel its growth. 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 which has recently opened adjacent to the canal has provided a further boost for the town. Banbury is popular for town centre living with conversions or new build schemes taking place - increasing the town's residents.

This section of the High Street is pedestrianised.

DESCRIPTION

The property is Grade II Listed. There is a separate residential dwelling above. There is no kitchen facility within the premises and there is limited scope for external ducting for kitchen extraction equipment.

The unit is on the ground floor with the sales area split into two parts with steps between the two sections.

There are toilets suitable for customers.

The areas are as follows.

Ground Floor Sales Front	30 sq m	323 sq ft
Ground Floor Sales Back	16 sq m	171 sq ft
Ground Floor Store Room	11 sq m	120 sq ft
Total	57 sq m	614 sq ft

LEASE

The premises are available on a new lease, for a term to be agreed at a rent of £12,500 p.a. exclusive.

The current landlord does not charge VAT.

The lease will provide for the tenant to repair and maintain the property and contribute to the cost of the landlord's building insurance.

PLANNING

There are no recent planning or listed building consents relating to the property. It is our opinion the property falls within Class E. The property does not have formal consent for a wine bar.

BUSINESS RATES & BID LEVY

The Rateable Value of the premises is £9,200. The property is eligible for Small Business Rates Relief and consequently a qualifying business would be able to claim 100% relief.

ENERGY PERFORMANCE CERTIFICATE

11 HIGH STREET BANBURY OX16 5EE	Energy rating D
Valid until 25 March 2031	Certificate number 2472-0124-0847-3508-4243

FURTHER INFORMATION

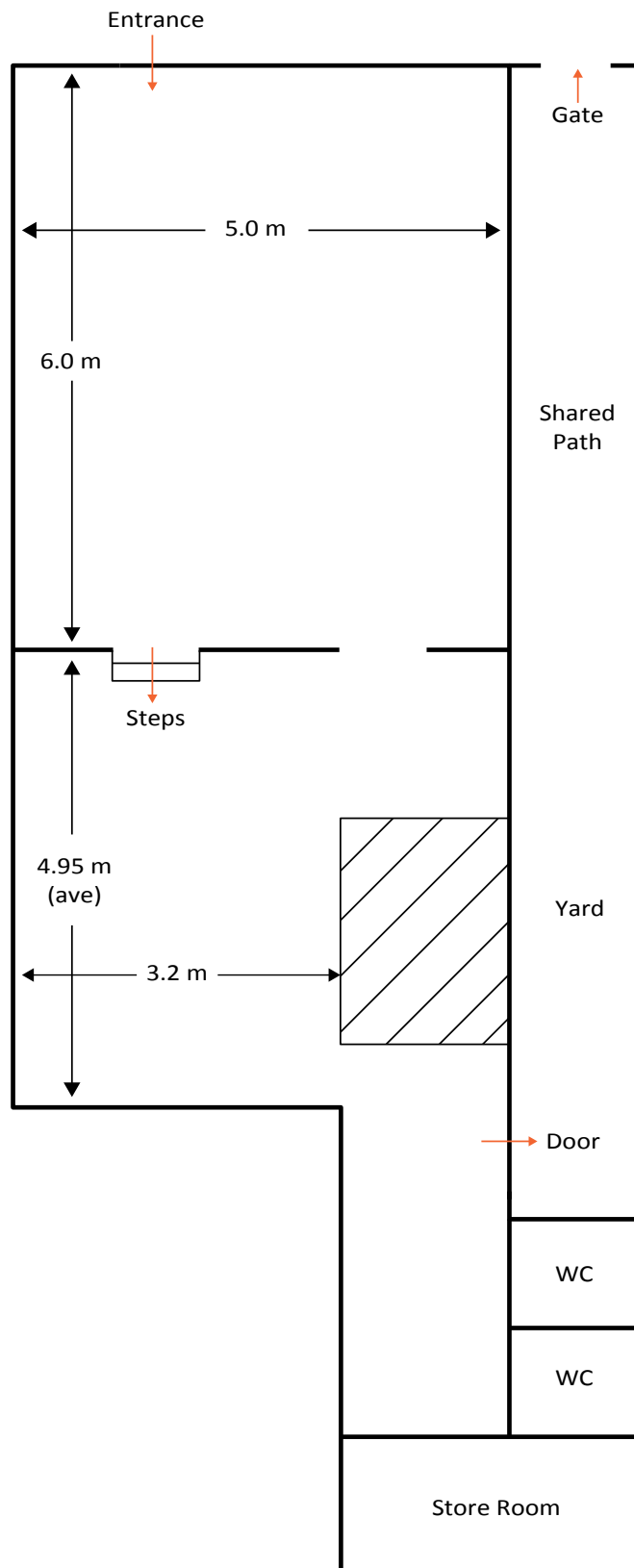
Is available from Neil Wild or Kelly Harries

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www.wild-property.co.uk

FLOOR PLAN



Illustrative only
Not to scale

OUTSIDE



OUTSIDE



INSIDE



INSIDE



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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.
8. We have not checked any of the services or facilities.

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