

# PREMISES FOR LEASE

The logo for Wild Property Consultancy features a stylized grey line-art icon of a building with a chimney above the word "wild" in a bold, orange, lowercase sans-serif font. Below "wild" is the text "PROPERTY CONSULTANCY" in a smaller, grey, uppercase sans-serif font.  
**wild**  
PROPERTY CONSULTANCY

Ground Floor,  
24 Cornhill,  
Banbury OX16 5NG

Refurbished  
Commercial Unit



Not suitable for hot food takeaway.

**01295 983 333**  
[wild-property.co.uk](http://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.

The property is within an ideal location with ease of access. It is located opposite a large public car park and on the edge of the Market Place.



## Description

The property is Grade II Listed and provides a characterful building. The available property is ground and lower ground floor. It has been tastefully refurbished to provide space suitable for a variety of uses such as an office or medical, beauty, professional services or retail uses.

The ground floor has two separate spaces separated by the entrance hall. The lower ground provides an additional office and a WC and kitchenette.

The landlord has installed brand new energy efficient electric heating, network cables back to a central point, carpet tiles and has fully decorated the property. The kitchenette and WC are brand new with an integrated dishwasher and fridge to the kitchen area.

The net areas are as follows. Please refer to the plan provided.

Ground Floor Room 1	16.20 sq m	175 sq ft
Ground Floor Room 2	10.80 sq m	116 sq ft
Lower Ground Office	11.88 sq m	128 sq ft
Kitchenette	4.50 sq m	49 sq ft
Entrance Hall	3 sq m	35 sq ft
<b>Total</b>	<b>46.38 sq m</b>	<b>499 sq ft</b>

**ROOM 1 - GROUND**



**ROOM 2 - GROUND**



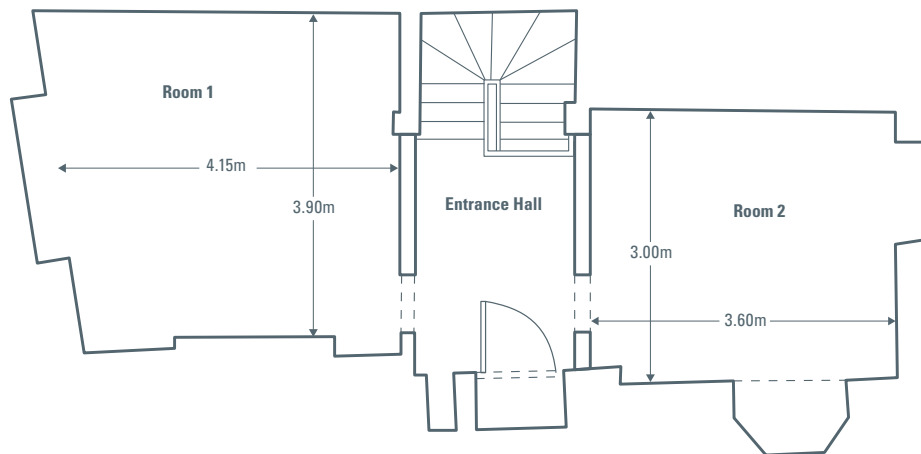
**ROOM 3 - LOWER GROUND**



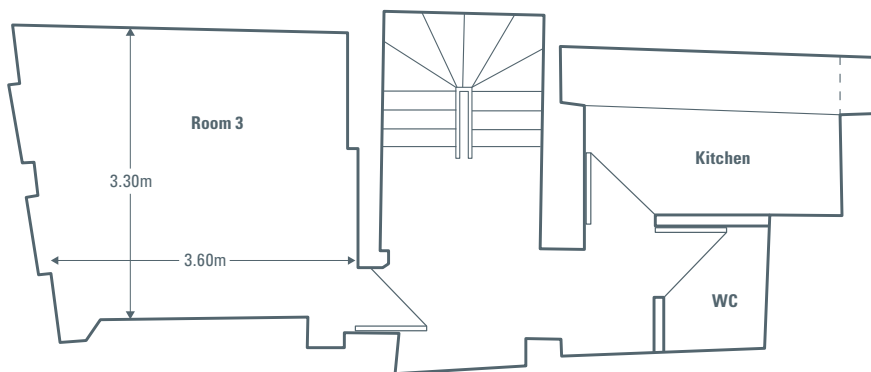
**KICHTENETTE**



## GROUND FLOOR



## LOWER GROUND FLOOR



## Lease

The premises are available on a new lease at a rent as follows.

Year 1	£8,400
Year 2	£9,000
Year 3	£9,600

The current landlord does not charge VAT.

The tenant will be responsible for all outgoing and to repair and maintain the property and contribute to the cost of the landlord's building insurance.

## Business Rates & Bid Levy

The Rateable Value of the premises is £12,000. The property is eligible for Small Business Rates Relief and consequently a qualifying business would be able to claim 100% relief. There is a small contribution to the Banbury Business Improvement District of approx. £180 per year.

## Further Information

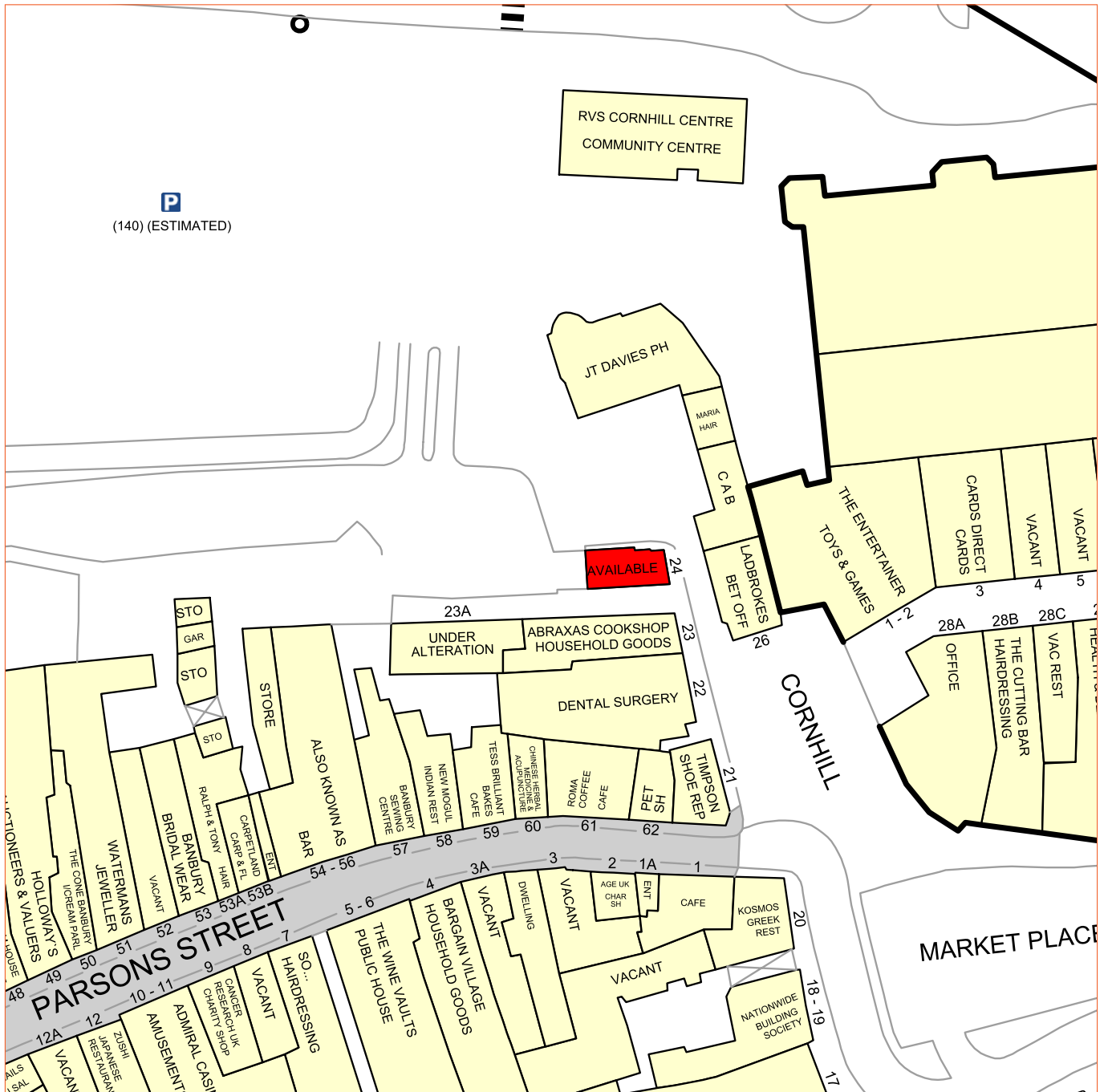
Is available from Neil Wild or Kelly Harries

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## IMPORANT 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.
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5. Any areas, measurements or distances referred to are approximate only.
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