

SHOP PREMISES FOR LEASE



4 CHURCH WALK
BANBURY, OX16 5NY

Potential for
Alternative Uses



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LOCATION

Banbury is a busy market town in North Oxfordshire with a population of approx. 50,000. It has a strong and diverse economic base of industry, commerce and agriculture. The catchment population includes the wealthy Cotswold towns and villages to the south and west of the town. Banbury's shopping profile enlarged significantly in 2000 with the opening of the extension to the Castle Quay Centre widening the range and size of retailer represented as well as extending the town's catchment. Consequently there is a strong line up of retailer representation in the town centre.

Banbury is popular for town centre living with a number of conversion or new build scheme having taken place for apartments. The town has excellent communication links. The railway station is a 10 minute walk from the town centre with fast direct links to London Marylebone, Birmingham Mainline Stations, Oxford, Reading and the South Coast. The town also benefits from being situated immediately at Junction 11 of the M40.

Church Walk is a fully pedestrianised street in Banbury's Old Town and is a popular route into the town centre from St Mary's church. The Old Town is a busy retail community with a good mix of speciality shops, cafes and bars.

DESCRIPTION

A well presented shop with electronic security shutters. It has a separate staircase access to first floor which provides WC, storage or office use.

The property has the following floor areas:

4 Church Walk:

Ground Floor:	300 sq ft
First Floor:	285 sq ft
Total	585 sq ft

Interior of shop unit 4



Church Walk



TERMS

The property is available on a new lease at £450 per month. There is no VAT charged on the rent by the existing landlord. In addition there is a charge for a share of the premium for landlords building insurance. A deposit of £1,500 will be required.

BUSINESS RATES

The property qualifies for small business rates relief.

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

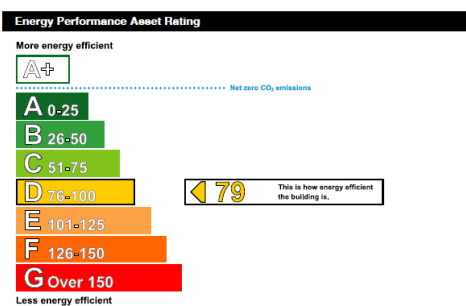
Is available from Neil Wild

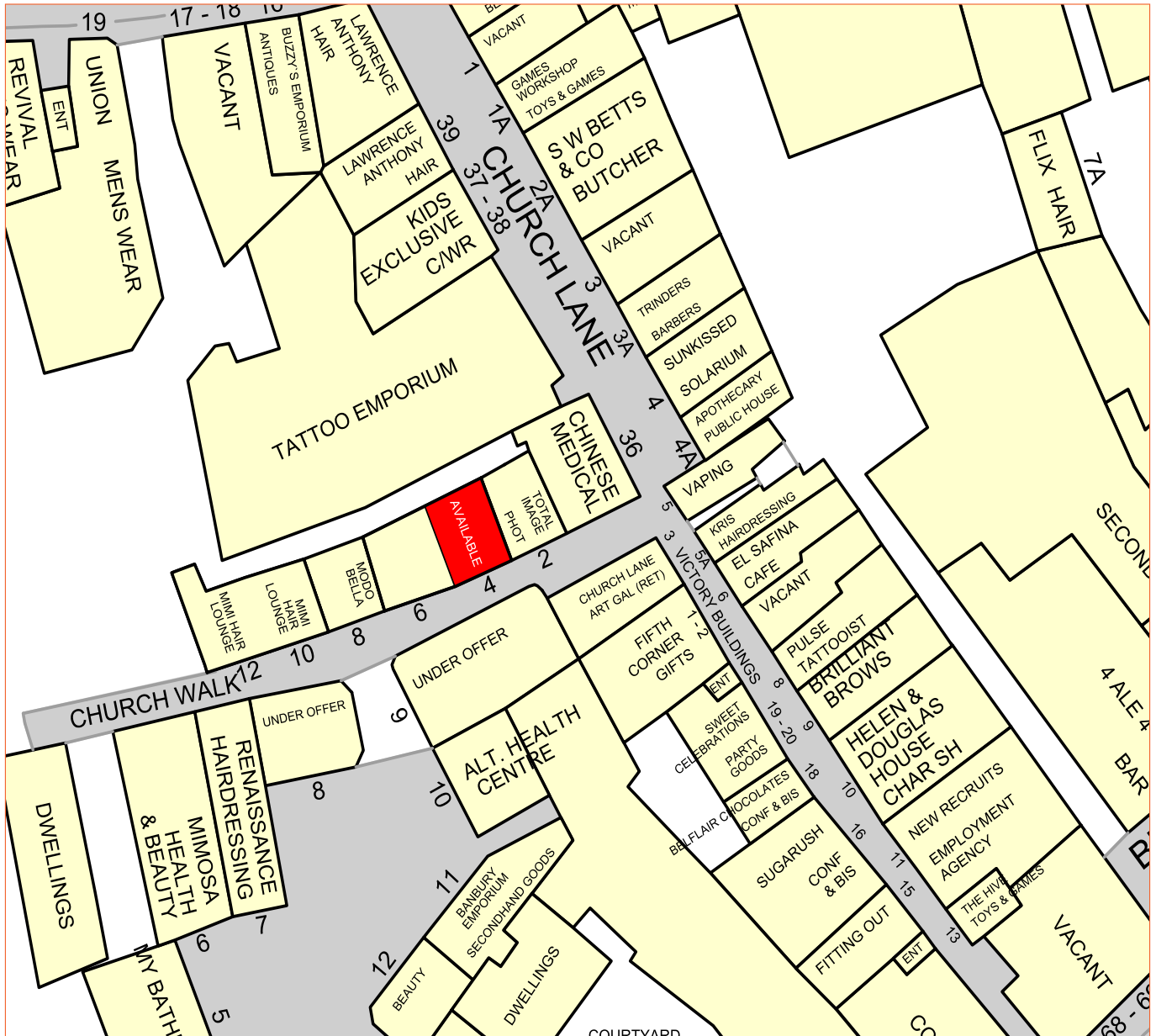
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ENERGY PERFORMANCE CERTIFICATE





IMPORANT NOTICE

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