

# SHOP FOR LEASE



82 High Street,  
Banbury, OX16 5JG

1,082 sq ft Ground Floor.  
Potential to split unit to  
create two smaller units.



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.

This section of the High Street is pedestrianised.

## DESCRIPTION

The property is Grade II Listed. There are separate residential dwellings above.

The unit is on the ground floor with an entrance from the High Street and another entrance from the Market Place.

<b>Total Floor Area</b>	100.47 sq m	1,082 sq ft
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## LEASE

The premises are available on a new lease, for a term to be agreed at a rent of £16,000 p.a. exclusive.

The rent is subject to 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.

## STREET VIEW



## BUSINESS RATES & BID LEVY

The Rateable Value of the premises is £22,000. This is not the rates payable. The rates payable with the benefit of Retail & Hospitality Relief is in the region of £2,750 p.a. Retail & Hospitality Relief is available until March 2025, with potential for the Government to further extend this benefit for High Street properties.

## ENERGY PERFORMANCE CERTIFICATE

82, High Street BANBURY OX16 5JG	Energy rating <b>D</b>
Valid until 10 April 2024	Certificate number 0091-9847-4030-0400-6403

## FURTHER INFORMATION

Is available from Neil Wild or Kelly Harries

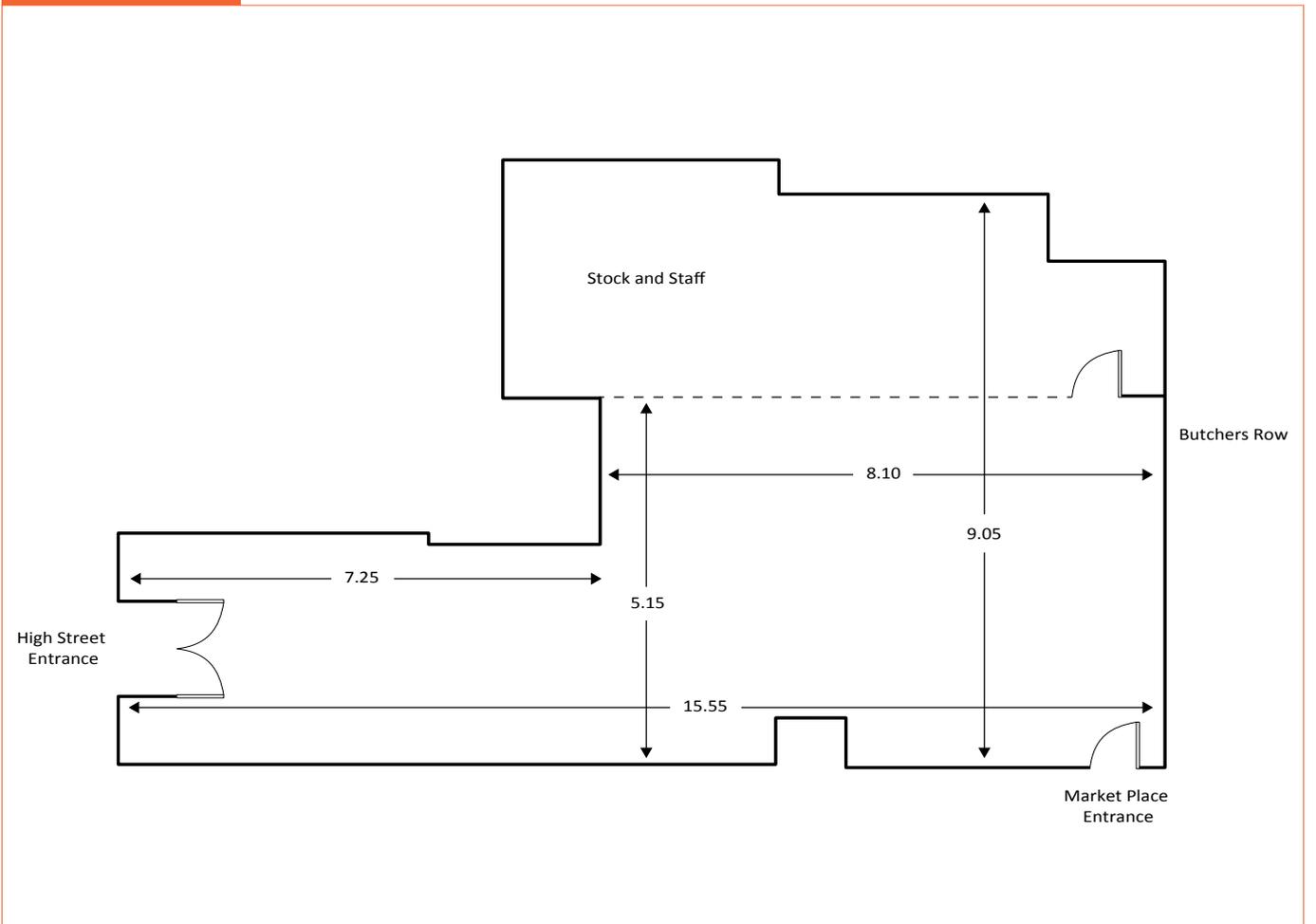
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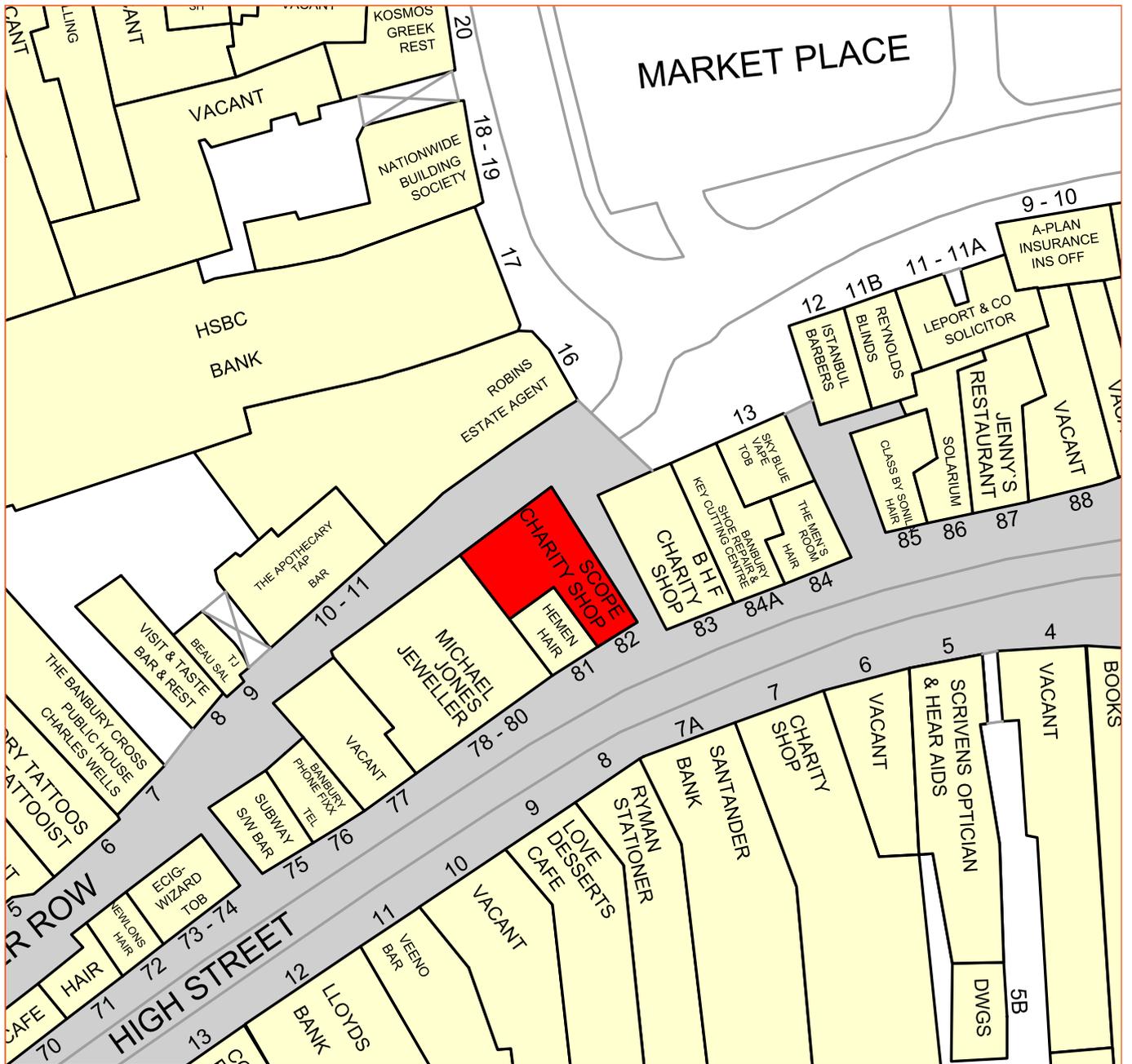
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## FLOOR PLAN





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