

TOWN CENTRE SHOP FOR LEASE


wild
PROPERTY CONSULTANCY

39 Church Lane,
Banbury, OX16 5LX

Lawrence Anthony
Salon Not Affected



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STREET VIEW



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.

Church Lane is fully pedestrianised and runs between the High Street and Parsons Street. The area has its own strong identity as part of Banbury Old Town which is a busy retail community with a good mix of speciality shops, cafes and bars.

DESCRIPTION

The building comprises ground and first floor. The shop has its own toilet and kitchenette.



FLOOR AREAS

The property provides the following approximate areas:

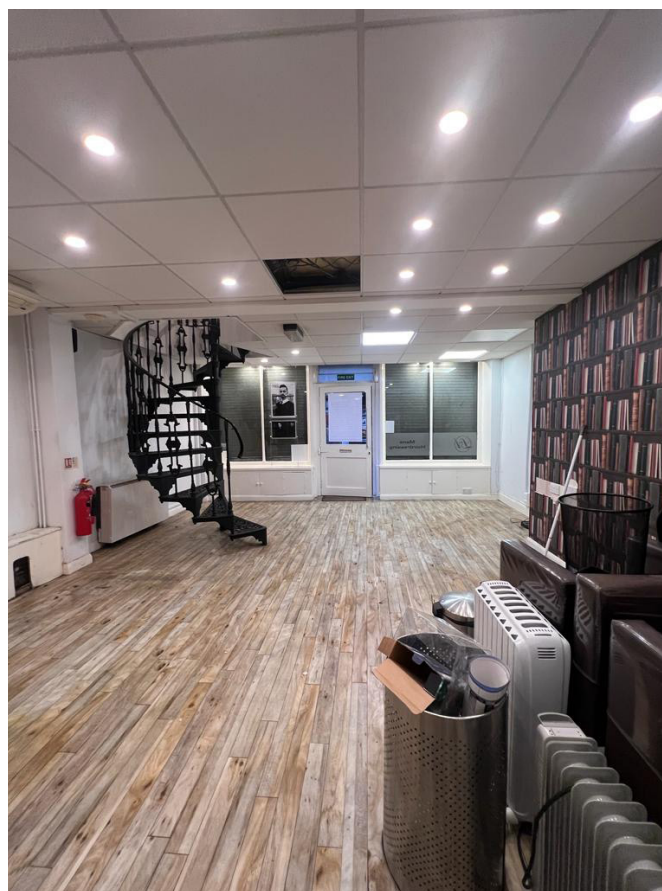
Ground Floor	275 sq ft	25.54 sq m
First Floor	233 sq ft	21.64 sq m



OUTSIDE VIEW



GROUND FLOOR



Interior has changed since photos taken

TERMS

The premises are available on a new lease at a rent of £8,400 p.a. (£700 per month). The landlord does not charge VAT.

The lease will be on an effective full repairing basis with the demised premises extending to include the interior, together with shop front and any services exclusively serving the shop. There will be a charge from the landlord for a proportion of the building insurance and towards external maintenance.

BUSINESS RATES

The property has a RV of £7,300. This is not the amount you pay. There is Government assistance called Small Business Rates Relief and Retail and Hospitality Relief. Due to these reliefs, it is expected there would be zero business rates to pay.

ENERGY PERFORMANCE CERTIFICATE

39 Church Lane BANBURY OX16 5LX		Energy rating C
Valid until 11 January 2033	Certificate number 2160-3639-4170-6102-9291	

FURTHER INFORMATION

Is available from Neil Wild

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

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