

TOWN CENTRE PREMISES


wild
PROPERTY CONSULTANCY

35 Bridge Street,
Banbury OX16 5PN

Suitable for a
variety of uses

From 3,000 up
to 6,860 SQ FT



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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 - factors which are fuelling the town's 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 District Council's purchase of the shopping centre and the development of a new leisure scheme fully opening in 2022 adjacent to the canal will provide 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 Bridge Street is close to the town's Market Place and town centre parking.

DESCRIPTION

The available commercial unit is on the ground floor and first floor. The property formed part of what was the town's Marks and Spencer store. It has a period frontage and lies within the town centre Conservation Area. The owner will undertake enabling works to create the required space with flexible size options available.

USE

The property is suitable for a variety of uses including retail, professional services, office, medical, healthcare, leisure and indoor sports and hospitality. Each use is subject to approval from the landlord and subject to any necessary consents.

FLOOR AREAS

The available space is on ground or first floor, from 3,000 sq ft up to a maximum of 6,860 sq ft.

Ground Floor	From 1,400 sq ft up to 3,000 sq ft
First Floor	3,860 sq ft

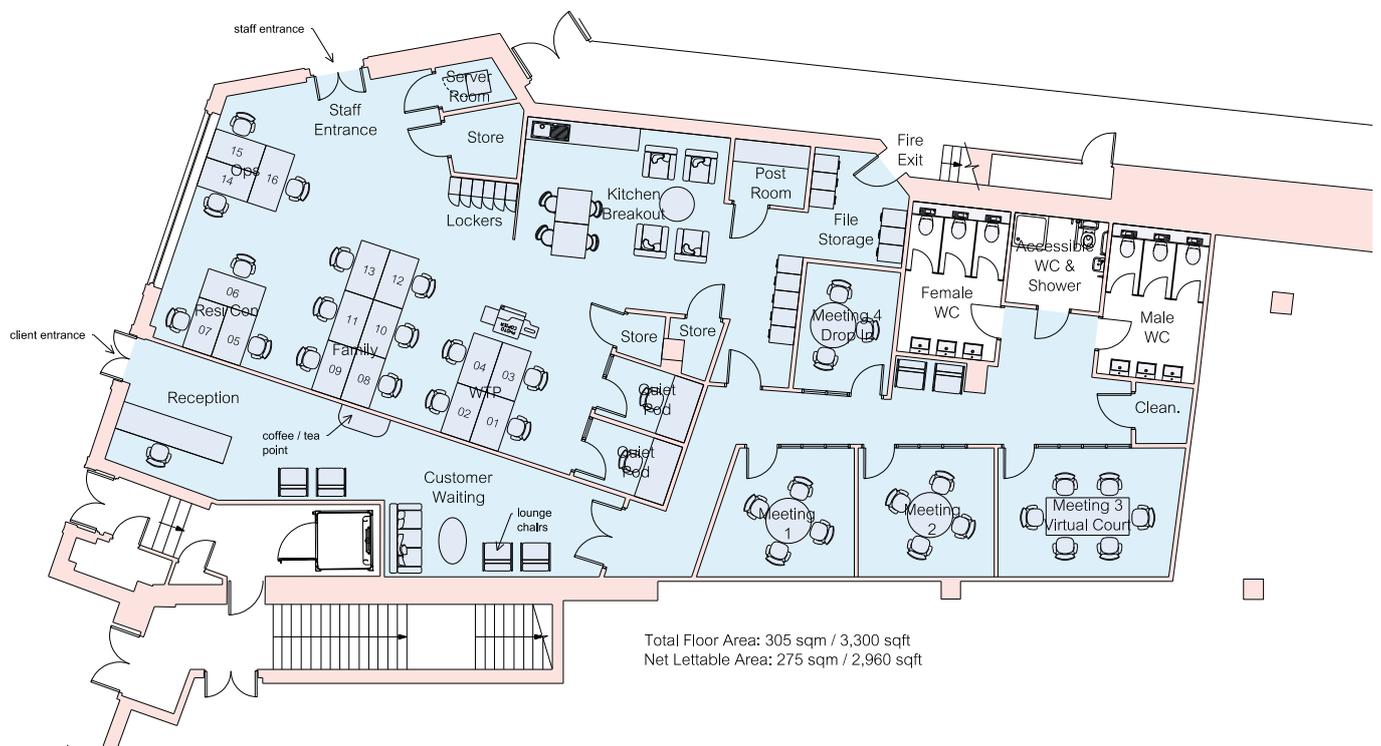
A single floor at either ground or first or a combination of both floors is available. Potentially more space is available on the ground floor if required.

ENERGY PERFORMANCE CERTIFICATE

An EPC is being commissioned.

EXAMPLE FLOOR PLAN LAYOUT

This shows an example layout on ground floor. All layout options on either floor or on both floors are possible.



LEASE

The premises are available on a new lease, for a term to be agreed. Rent on application.

VAT is applicable.

The lease will be on a full repairing and insuring basis with a service charge.

BUSINESS RATES & BID LEVY

The Rateable Value of the premises will need to be re-assessed.

The property is within the area of the Banbury Business Improvement District (Banbury BID). The BID is a business organisation where funds collected are used for a range of initiatives to support the town centre. <https://banburybid.com>. The annual levy is calculated at 1.50% of the Rateable Value.

FURTHER INFORMATION

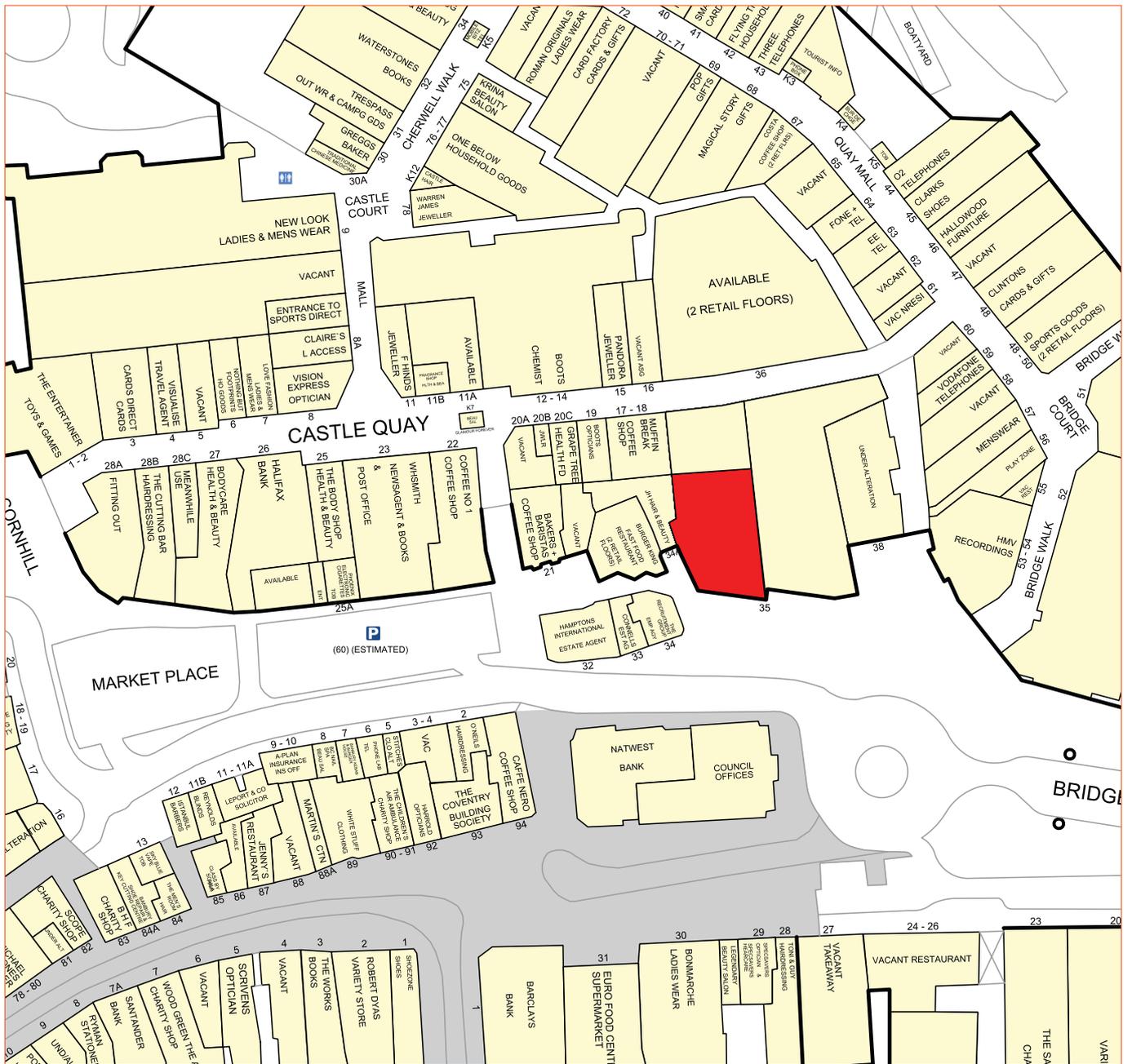
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