

BUSINESS UNIT



10 Church Lane,
Banbury,
OX165LR

NEW LEASE
AVAILABLE



01295 983 333
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 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. The Council's purchase of the shopping centre and the development of a new leisure scheme adjacent to the canal has provided a further boost for the town. Banbury is popular for town centre living with a number of conversion or new build schemes having taken place for apartments increasing the town's residents.

The property is situated on the pedestrianised Church Lane, a street with plenty of character, independent shops and cafes. The lane connects the High Street with Parsons Street and forms part of Banbury's Old Town.



ACCOMMODATION

The property comprises of the following areas and dimensions:

Accommodation	Meters	Feet
Front to Back:	12.70 m	42 ft
Width at Front:	6.70 m	21 ft
Width at Back:	6.78 m	22 ft
Shop Width (average)	7.11 m	23 ft
Built Depth:	12.70 m	42 ft
Sales Area / Store	82.47 sq m	888 sq ft
Total	82.47 sq m	888 sq ft

BUSINESS RATES

The Rateable Value is £14,750 (April 2023). Some allowance from Small Business Rates Relief is available as well as the support from the Government's Retail & Hospitality Relief.

The premises are subject to a small Levy to the 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 charge is calculated at 1.50% of the Rateable Value and would be just £221 each year.

RENT

The rent to be £14,000 p.a. exclusive. The landlord does not charge VAT on the rent. The tenant will be liable for payment to the landlord of a share of the Building Insurance and a share of the service charge.

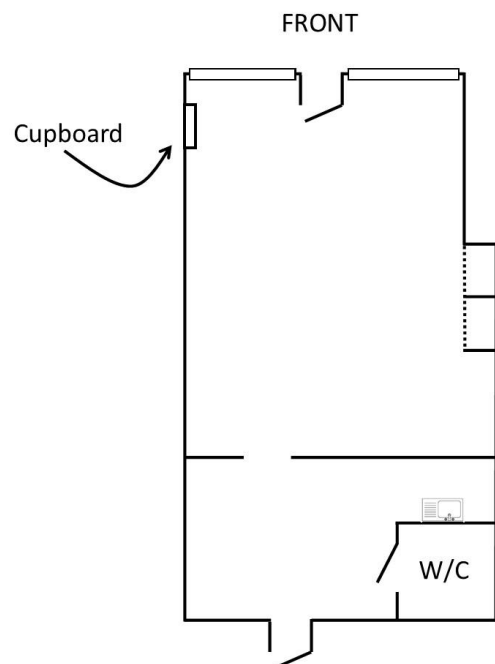
LEASE

A new full repairing and insuring lease is available for a term of years to be agreed.

ENERGY PERFORMANCE CERTIFICATE

This has been commissioned.

FLOORPLAN



Indicative layout. Not to scale.

FURTHER INFORMATION

Is available from Neil Wild or Kelly Harries

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M: 07801 164034

E: neil@wild-property.co.uk
kelly@wild-property.co.uk
www.wild-property.co.uk

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.

Or from our joint property agents: Azure Property Consultants. Brian Chatfield, Tel: 020 3937 5089, brian@azurepc.co.uk



IMPORANT NOTICE

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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.
4. The photographs show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs.
5. Any areas, measurements or distances referred to are approximate only.
6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that a necessary planning, building regulations or other consent has been obtained and these matters must be verified by any intending purchaser/ lessee.
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