# TOWN CENTER COMMERCIAL UNIT





### 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.

# **ACCOMMODATION**

The available commercial unit is on the ground floor with staff facilities at the rear.

Accommodation	Meters	Feet
Ground Floor Sales	90.04 sq m	969 sq ft
Ground Floor Ancillary	26.51 sq m	285 sq ft
Total	116.55 sq m	1,254 sq ft

# **LEASE**

The premises are available on a new lease, for a term to be agreed at a rent of £20,000 p.a. exclusive.

VAT is applicable.

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

# ENERGY PERFORMANCE CERTIFICATE

This has been commissioned.

# BUSINESS RATES & BID LEVY

The Rateable Value of the premises is £19,000.

This is not the rates payable. The rates payable is expected to be in the region of £9,500 p.a.

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. <a href="https://banburybid.com/">https://banburybid.com/</a> The annual charge is
calculated at 1.50% of the Rateable Value and would
be £285 p.a.



# **FURTHER INFORMATION**

Contact Neil Wild or Kelly Harries

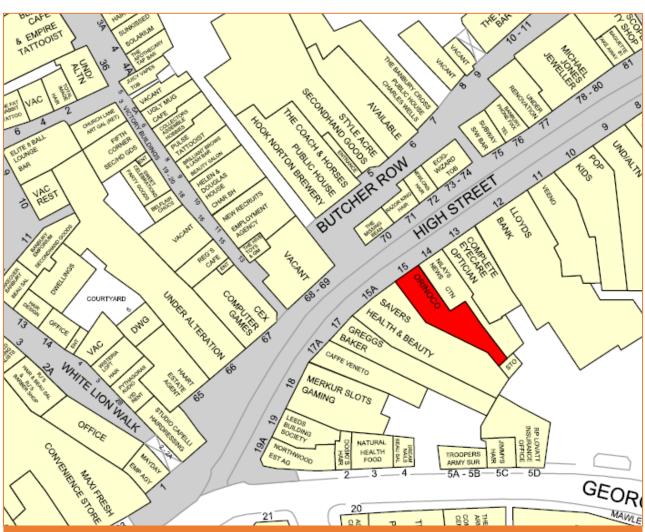
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## **VIEWINGS**

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.



### IMPORANT NOTICE

Wild Property Consultancy gives notice to anyone who may read these particulars as follows;

- 1. These particulars are prepared for the guidance of prospective purchasers / lessees. They are intended to give a fair overall description of the prop-erty but are not intended to constitute part of an offer or contract
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