

TOWN CENTER COMMERCIAL UNIT



15 High Steet
Banbury
OX16 5EE

Suitable for a
variety of uses



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 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. <https://banburybid.com/> 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

Tel: 01295 983 333

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.



IMPORTANT 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 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.
7. Descriptions of a property are inevitably subjective and the descriptions contained therein are used in good faith as an opinion and not by way of statement or fact.