

RETAIL UNIT TO LEASE



3a Parsons Street
Banbury
OX16 5LW

Town Centre
Shop Unit



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.

Parsons Street is pedestrianised and runs from North Bar down to the Market Place. 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 and situated immediately adjacent to the Castle Quay Shopping Centre.



DESCRIPTION

The building has been redeveloped to provide ground floor shops with apartments above. The shop has its own toilet and kitchenette with services. There is a shared courtyard at the back with bin store and separate access for bins and servicing. The property has the following floor areas;

	Meters	Feet
Gross Frontage	6.0 m	19 ft 6 ins
Shop Depth	13.50 m (to the steps)	17 ft
Net Floor Area	79.36 sq m	854 sq ft

TERMS

The premises are available on a new lease at a rent of £14,000 p.a. plus 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. Rights of access will be granted to the rear bin stores. A service charge expected to be in the region of £1,500 p.a. plus VAT would be payable representing a fair proportion of the costs incurred by the Landlord in the management, maintenance and repair of the external, structural and common parts and services. There will be a charge due to the landlord for the building insurance.



BUSINESS RATES

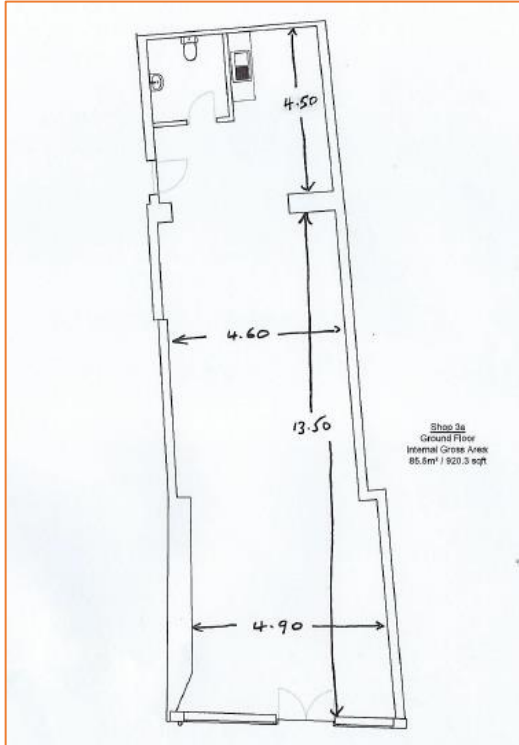
The property has a RV of £16,500. This is not the amount you pay. There is Government assistance called Retail and Hospitality Relief which would for current financial year reduce the amount payable down to approximately £2,100.

The tenant will be responsible for payment of the Levy for the Banbury BID. The BID is a newly formed 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 = £250.



FLOORPLAN



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.

FURTHER INFORMATION

Contact Neil Wild or Kelly Harries

Tel: 01295 983 333

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

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 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.