

GROUND FLOOR BUSINESS UNIT



57-58 High Street,
Banbury, OXON,
OX16 5JJ

2,828 sq ft
Business Unit

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 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 the High Street permits traffic - benefiting from high visibility and is situated in an excellent location close to car parks and the town centre amenities.

DESCRIPTION

The available commercial unit is on the ground floor of this former Post Office. It is a Grade II Listed Building. The space is available ready for a tenant to fit out. The property benefits from WCs, mains water, gas and electric services. There is scope for parking and/or a loading area to be provided at the rear.



ACCOMMODATION

The property comprises the following areas and dimensions:

ACCOMMODATION	
INTERNAL WIDTH	
9.50 m (increasing to 10.50 m)	31 ft (increasing to 34 ft)
BUILT DEPTH	
26.90 m	88 ft
GROUND FLOOR (Net Internal)	
262.75 sqm	2,828 sq ft
TOTAL	2,828 sq ft

LEASE

The premises are available on a new lease, for a term to be agreed at a rent of £35,000 p.a. exclusive. VAT is applicable. The lease will be on a full repairing and insuring basis.

BUSINESS RATES

The Ratable Value of the premises is £36,250.00
This is not the rate payable. The rates payable would be set according to the extent of the accommodation.

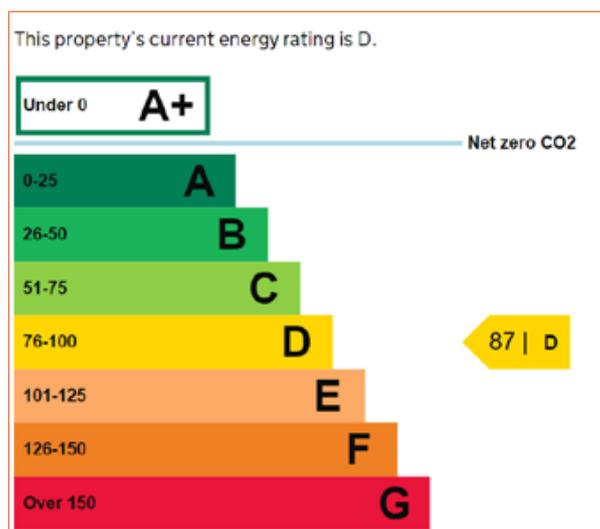
The property is within the area of the Banbury Business Improvement District (Banbury BID). The BID is a business organisation where funds collected are used for a range of initiatives to support the town centre. www.banburybid.com
The annual charge is calculated at 1.50% of the Rateable Value and would be £544 p.a.

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.



ENERGY PERFORMANCE CERTIFICATE



FURTHER INFORMATION

Is available from Neil Wild and Kelly Harries
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