

COMMERCIAL PREMISES FOR LEASE



62 Ferriston
Banbury
OX16 1XE

On the instructions
of Cherwell District
Council



01295 983 333
wild-property.co.uk

LOCATION

Hardwick is a neighbourhood to the north of Banbury. Ferriston provides a small retail parade including a COOP convenience store and a pharmacy. The available unit is next door to the COOP with a large car park to the front.

ACCOMMODATION

The property available is a former hair salon.

It comprises ground floor accommodation with these areas and dimensions:

Internal Area		
Shop	70 sq m	750 sq ft
Kitchen & Store	12 sq m	130 sq ft
Total	82 sq m	880 sq ft

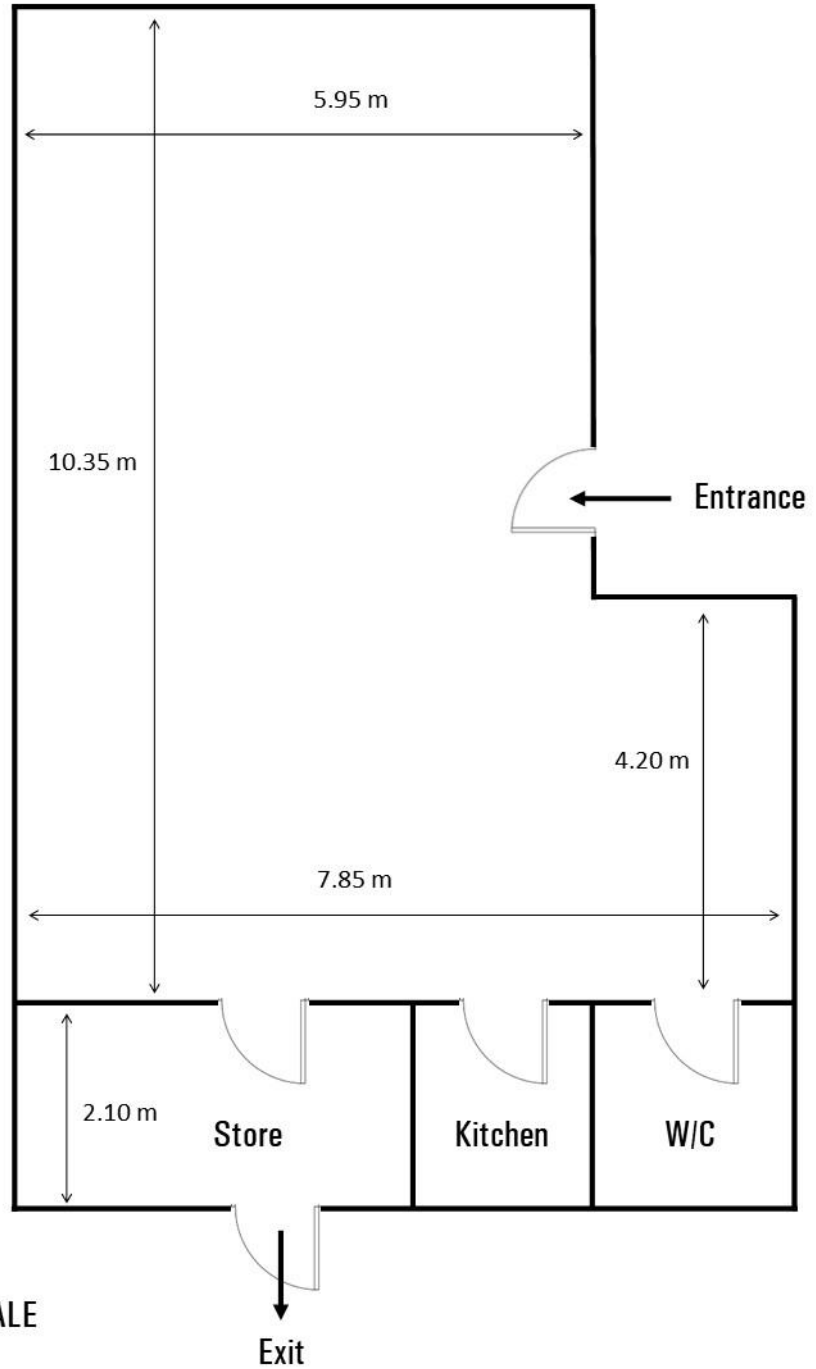
EPC

An EPC has been commissioned



FLOORPLAN

62 Ferriston, Banbury





EXTERIOR



INTERIOR

BUSINESS RATES

The rateable value for 62 Ferriston is £11,250. The property is inside the threshold for Small Business Rates Relief. A qualifying business would be exempt from business rates and pay zero charge. See the Cherwell District Council website. <https://www.cherwell.gov.uk/info/191/business-rates/363/business-rates-reductions-and-relief/3>

LEASE

A new lease is available for a term of years to be agreed. The lease will include a provision for the tenant to make a contribution to the costs of the external common areas and towards the building insurance.

Terms	Rent
62 Ferriston	£10,000 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.

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.