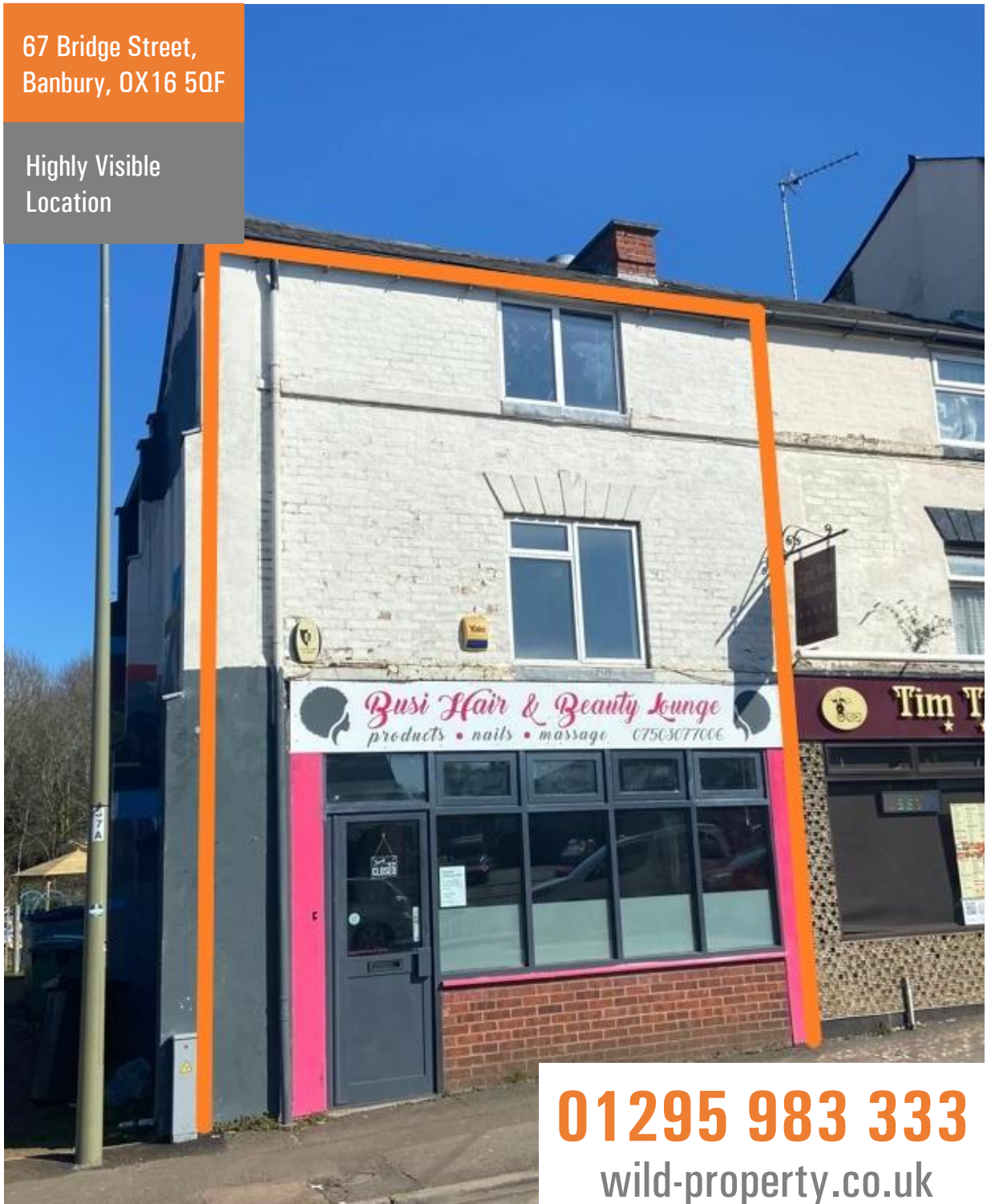


# COMMERCIAL PREMISES TO LET



67 Bridge Street,  
Banbury, OX16 50F

Highly Visible  
Location



**01295 983 333**  
[wild-property.co.uk](http://wild-property.co.uk)



## LOCATION

Banbury is a busy market town in North Oxfordshire with a population approaching 50,000. It has a strong and diverse economic base.

The town has excellent communication links. The railway station is a 2 minute walk from the premises with fast direct links to London Marylebone, Birmingham Mainline Stations, Oxford, Reading and the South Coast. The town also benefits from being situated immediately at Junction 11 of the M40.

Bridge Street intersects the busy Cherwell Street with the property in a prominent corner position. The intersection is one of the busiest traffic spots in the town centre - so the property is highly visible to many passing vehicles as well as pedestrians going to / from the railway and to / from the residential area of Grimsbury.

## DESCRIPTION

The property comprises ground and two upper floors. The accommodation measured to Net Lettable Area is as follows:

Accommodation	Meters	Feet
Built Depth:	9.50m	31ft
Width (max):	4.45m	14ft 7ins
Ground floor sales:	26.38 sq m	392 sq ft
First floor (& toilet accommodation):	22.40 sq m	241 sq ft
Second floor:	23.16 sq m	249 sq ft
<b>Total</b>	<b>81.94 sq m</b>	<b>882 sq ft</b>

## TERMS

The premises are available on a lease at a rent of £8,000 p.a. There is no VAT charged on the rent by the existing landlord.

The maximum lease term will be 5 years and the lease shall be contracted out of the Landlord and Tenant Act 1954.

Each party to pay their own legal costs.

In order to ensure that we achieve the best possible lease terms for our client, prospective lessee's should be aware that the property will be marketed for a minimum period of six weeks from Monday 6th June 2022.

Sealed bid forms will be provided to any parties who wish to make an offer and they are to be returned to Wild Property Consultancy, 44 South Bar, Banbury OX16 9AB.

The deadline for sealed bids will be announced in due course - please note this may change subject to the vendor's discretion.

There is a video of the inside of the property however physical viewings will take place on: 21st June, 27th June and 5th July.

Please email: [neil@wild-property.co.uk](mailto:neil@wild-property.co.uk) to express your interest and to request a viewing and arrange an appointment time.



## BUSINESS RATES

The Rateable Value is £5,400 which means that subject to qualifying criteria a business would be eligible for small business rates relief (SBRR) which gives 100% exemption. Contact Cherwell District Council to verify this information on 01295 252535 or [www.cherwell.gov.uk](http://www.cherwell.gov.uk)

## PLANNING

We recommend any interested party to contact Cherwell District Council to discuss their proposed use as it may require a planning approval.



## FURTHER INFORMATION

Is available from Neil Wild or Kelly Harries

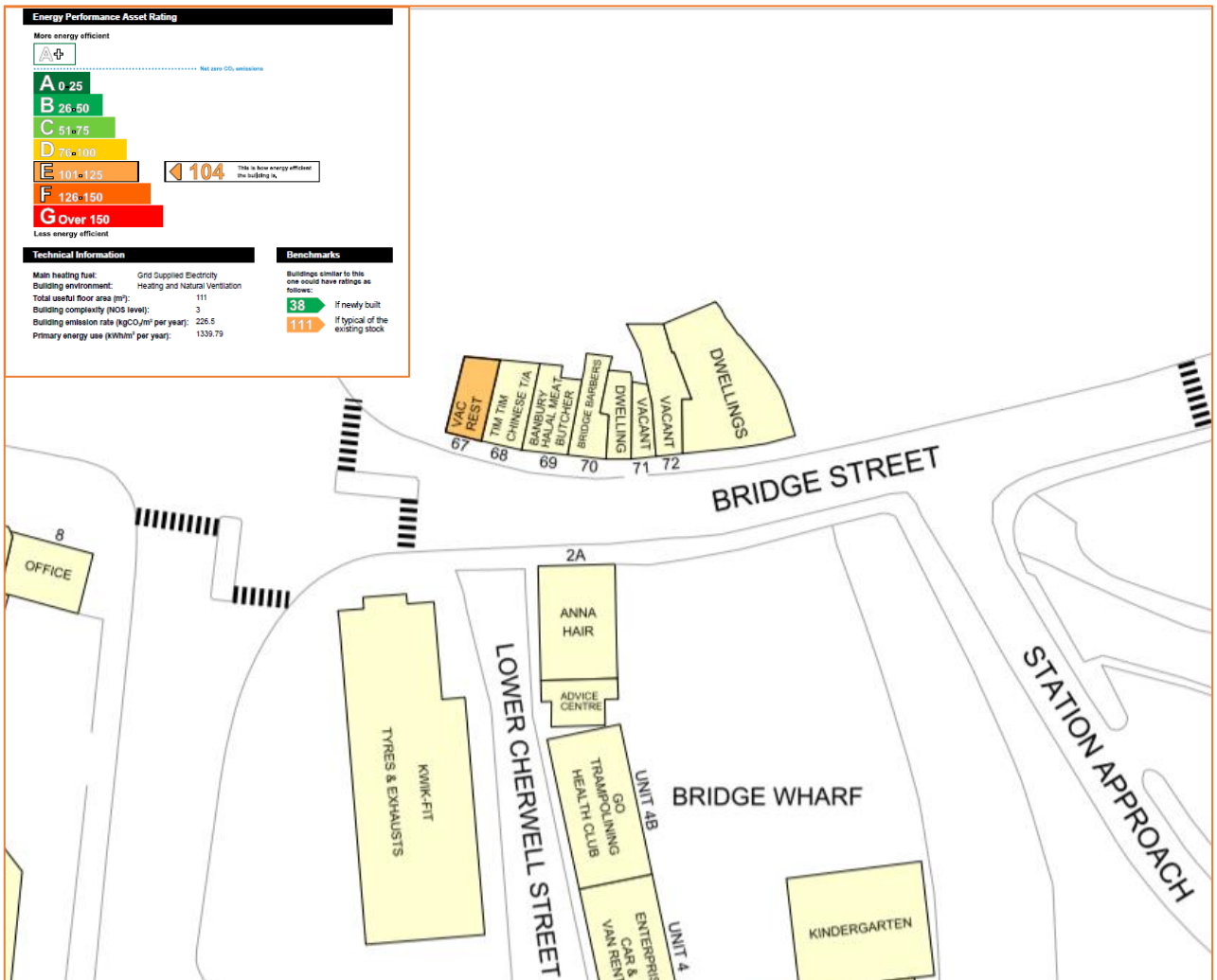
Tel: 01295 983 333

M: 07801 164034

E: [neil@wild-property.co.uk](mailto:neil@wild-property.co.uk)  
[kelly@wild-property.co.uk](mailto:kelly@wild-property.co.uk)  
[www.wild-property.co.uk](http://www.wild-property.co.uk)

## VIEWINGS

Viewings must be carried out by arrangement. 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. We urge you not to discuss the sale direct with the business owner.



### 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.