

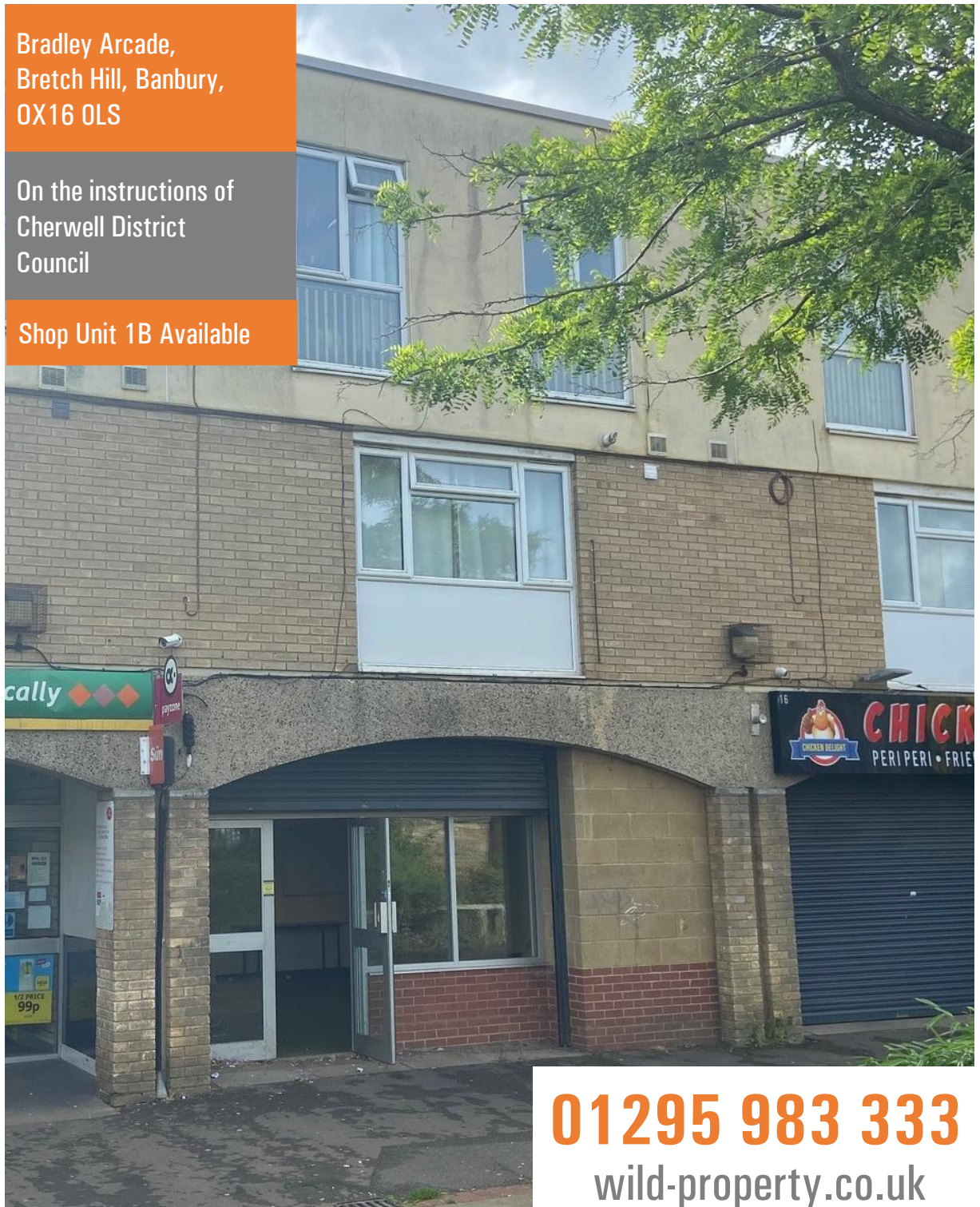
SHOP AND FORMER SURGERY FOR LEASE



Bradley Arcade,
Bretch Hill, Banbury,
OX16 0LS

On the instructions of
Cherwell District
Council

Shop Unit 1B Available



01295 983 333
wild-property.co.uk

LOCATION

Bretch Hill is a neighbourhood to the north of Banbury. Bradley Arcade provides a small retail parade including a convenience store with Post Office and a fast-food outlet. The properties are set back from the main road with a large car park to the rear.



SHOP INTERIOR

ACCOMMODATION

There are two properties available. A standard shop and a former doctors surgery.

Both are ground floor.

The shop has an electric shutter at the front and back with a small loading area at the back.

The properties forms part of a larger building which is owned by Cherwell District Council.

The units are available separately and are suitable for a variety of uses (subject to approval).

SHOP 1B AVAILABLE

FORMER SURGEY NOW UNDER OFFER



SHOP EXTERIOR

DIMENSIONS

The properties comprise the following areas and dimensions:

Accommodation	Meters	Feet
Shop Unit 1B		
Shop Width	5.80 m	19 ft
Built Depth	17 m	56 ft
Sales Area with loading bay	99 sq m	1,066 sq ft
Former Doctors Surgery – <u>UNDER OFFER</u>		
Internal Area	103 sq m	1,109 sq ft



LEASE

A new lease is available for a term of years to be agreed. There is a service charge to cover the costs for communal expenses and building insurance.

RENT

Shop Unit 1B	£10,000
Former Doctors Surgery - UNDER OFFER	£6,000

BUSINESS RATES

The Rateable Value of the properties are as follows:

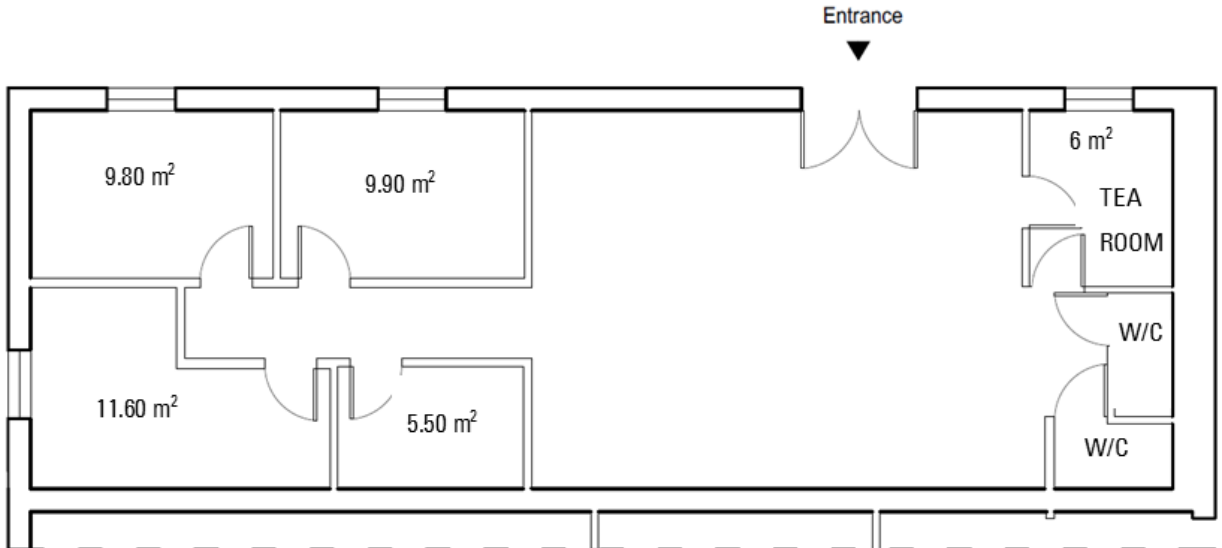
Shop Unit 1B	£10,000
Former Doctors Surgery – UNDER OFFER	£7,800

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>

ENERGY PERFORMANCE CERTIFICATE

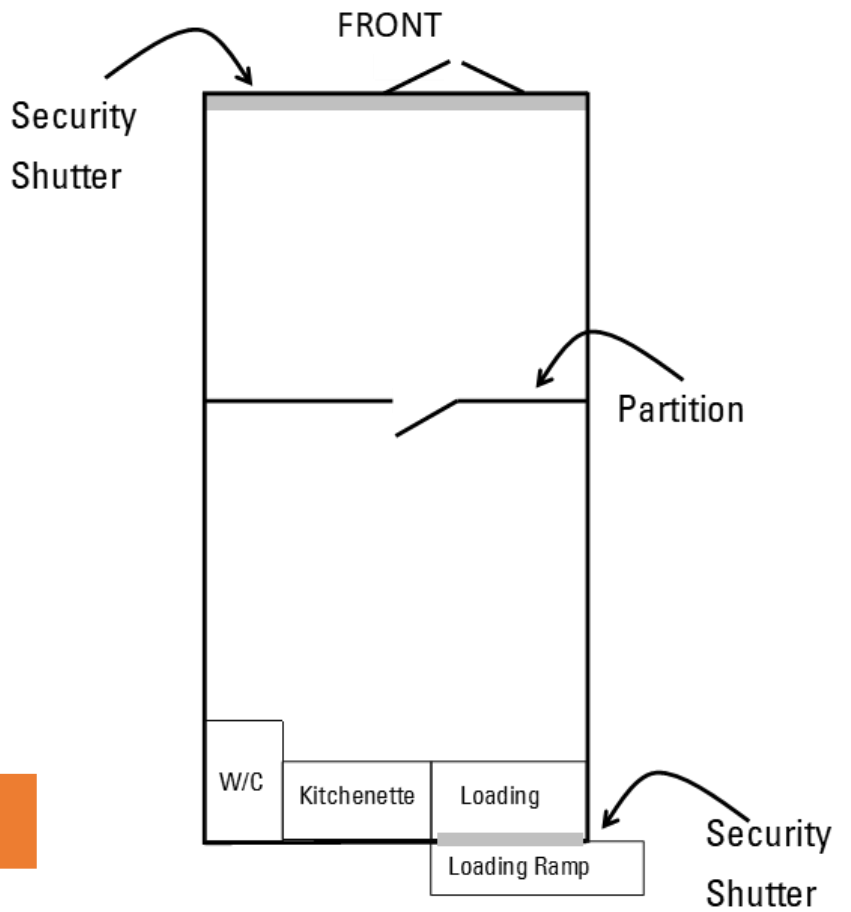
This has been commissioned.



FORMER SURGERY FLOORPLAN



SURGERY INTERIOR



SHOP FLOORPLAN



REAR ELEVATION

FURTHER INFORMATION

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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.