

COMMERCIAL PREMISES FOR LEASE



Ferriston,
Hardwick,
Banbury, OX16 1XE

On the instructions of
Cherwell District
Council

Frosts not affected



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 property is set back from the main road with a large car park to the front.

ACCOMMODATION

The property available is a former doctors surgery.

It comprises ground and first floor.

The property comprises these areas and dimensions:

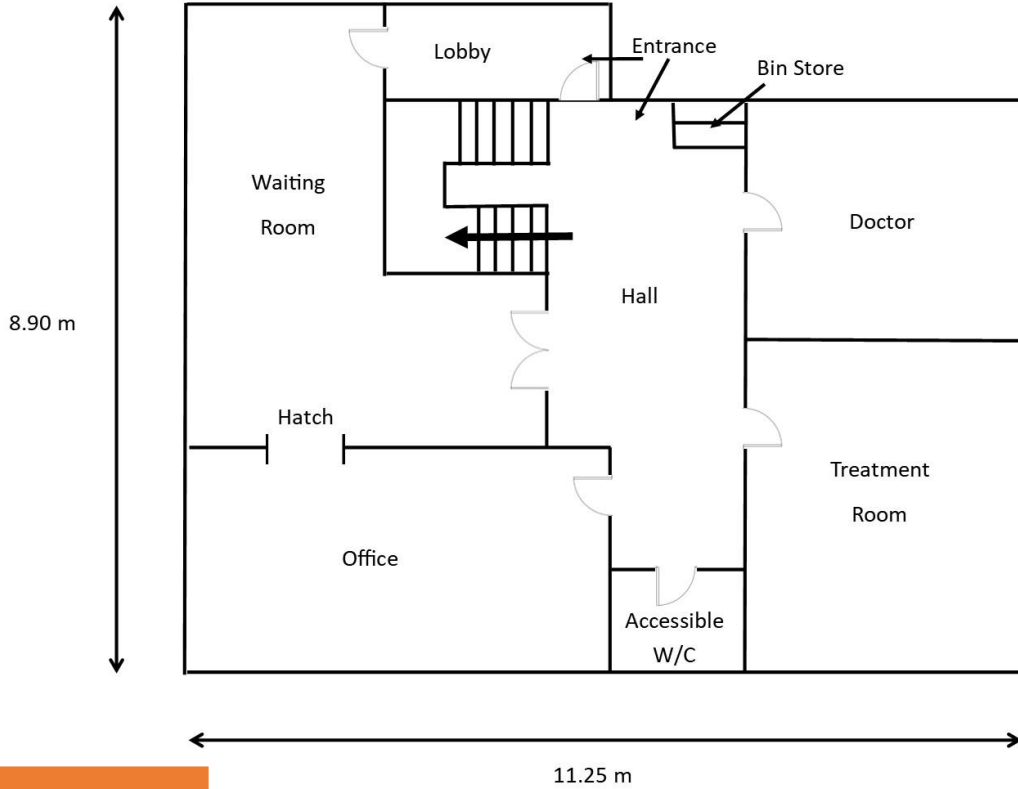
Internal Area	Meters	Feet
Ground Floor	65 sq m	700 sq ft
First Floor	38 sq m	409 sq ft
Total	103 sq m	1,109 sq ft



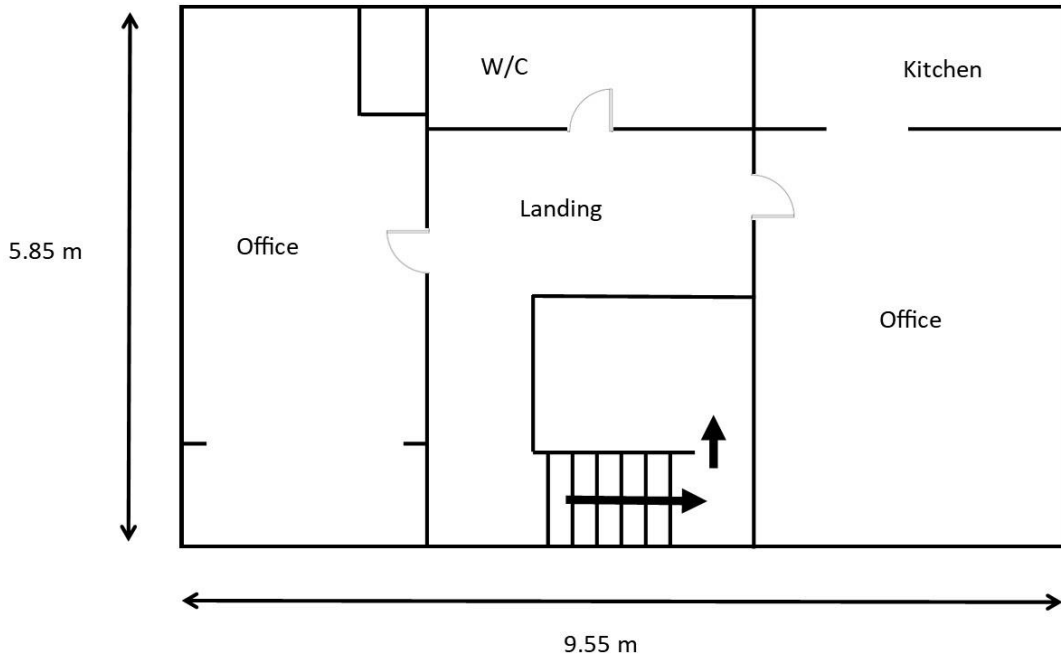
INTERIOR

FLOOR PLAN

For illustration purposes only. Not to scale.



GROUND FLOOR



FIRST FLOOR



EXTERIOR



KITCHEN



OFFICE



OFFICE



WAITING ROOM

LEASE

A new lease is available for a term of years to be agreed.

RENT

Former Surgery

£12,000 p.a.

EPC RATING

This has been commissioned.

FURTHER INFORMATION

Contact Neil Wild or Kelly Harries

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

BUSINESS RATES

The Rateable Value of the property effective April 2023 is as follows:

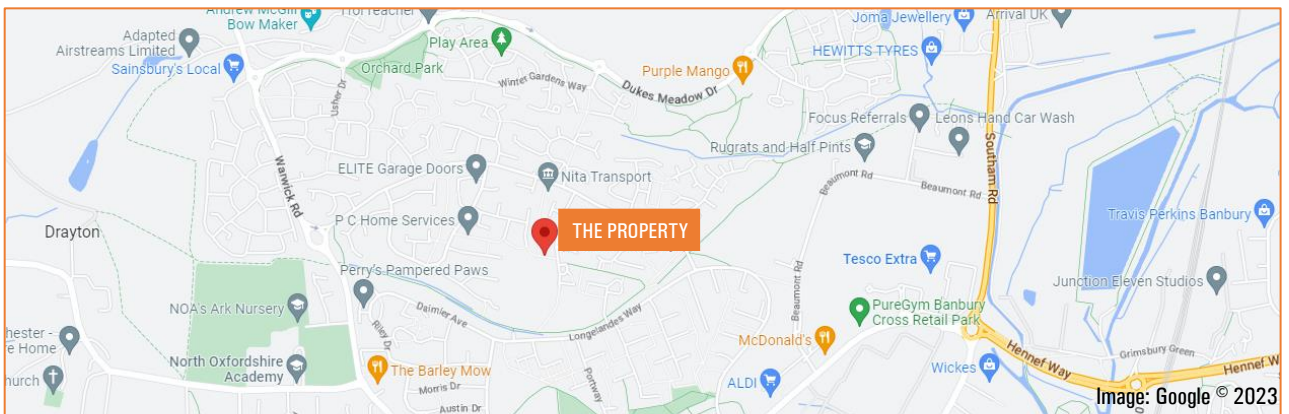
Former Surgery: £10,250

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>

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.