

RETAIL PREMISES TO LET OR FOR SALE


wild
PROPERTY CONSULTANCY

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Banbury, Oxon
OX16 5LR



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INSIDE VIEW



STREET SCENE

LOCATION

Banbury is a busy market town in North Oxfordshire with a population of approx 45,000. It benefits from being on the M40 as well as having a mixed economic base of industry, commerce and agriculture. The catchment population includes the wealthy Cotswold towns and villages to the west. Banbury's shopping profile enlarged significantly in 2000 with the opening of the extension to the Castle Quay Centre widening the range and size of retailer represented as well as extending the town's catchment. The property is located in a busy pedestrianised position on an important thoroughfare between the High Street and Parsons Street. The street includes a number of independent and specialist retailers including a butchers, cafes, Games Workshop, kitchen showroom, specialist chocolates, party shop, hairdressers and beauticians.

DESCRIPTION

The subject property provides ground floor retail space with two well-presented upper floors capable of public access. The previous occupier used the upper floors for hairdressing and beautician use. There is a rear access.

ACCOMMODATION

The property comprises a ground floor shop with first and second floor ancillary accommodation with the following areas and dimensions:

Gross Frontage:	13 ft 6 ins
Internal Width:	13 ft 1 ins
Shop Depth:	35 ft 1 ins
Ground Floor	
Sales Area:	371 sq ft
First Floor	215 sq ft
Second Floor	202 sq ft

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TENURE

The property is available on a new lease for a term of years to be agreed. A tenant would be liable for the repair of the premises and for payment of the building insurance. The asking rent is £9,000 p.a.

A rent deposit will be payable subject to circumstances.

Alternatively the freehold is available subject to vacant possession at a price of £135,000.

All figures stated are exclusive of VAT.

BUSINESS RATES

The Rateable Value is £7,700 which means Small Business Rates Relief may be available. Applicants are recommended to check with Cherwell District Council on 01295 252535.

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

Is available from Neil Wild

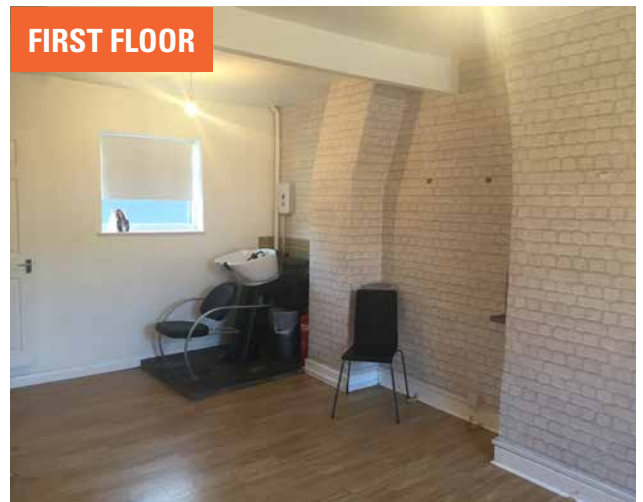
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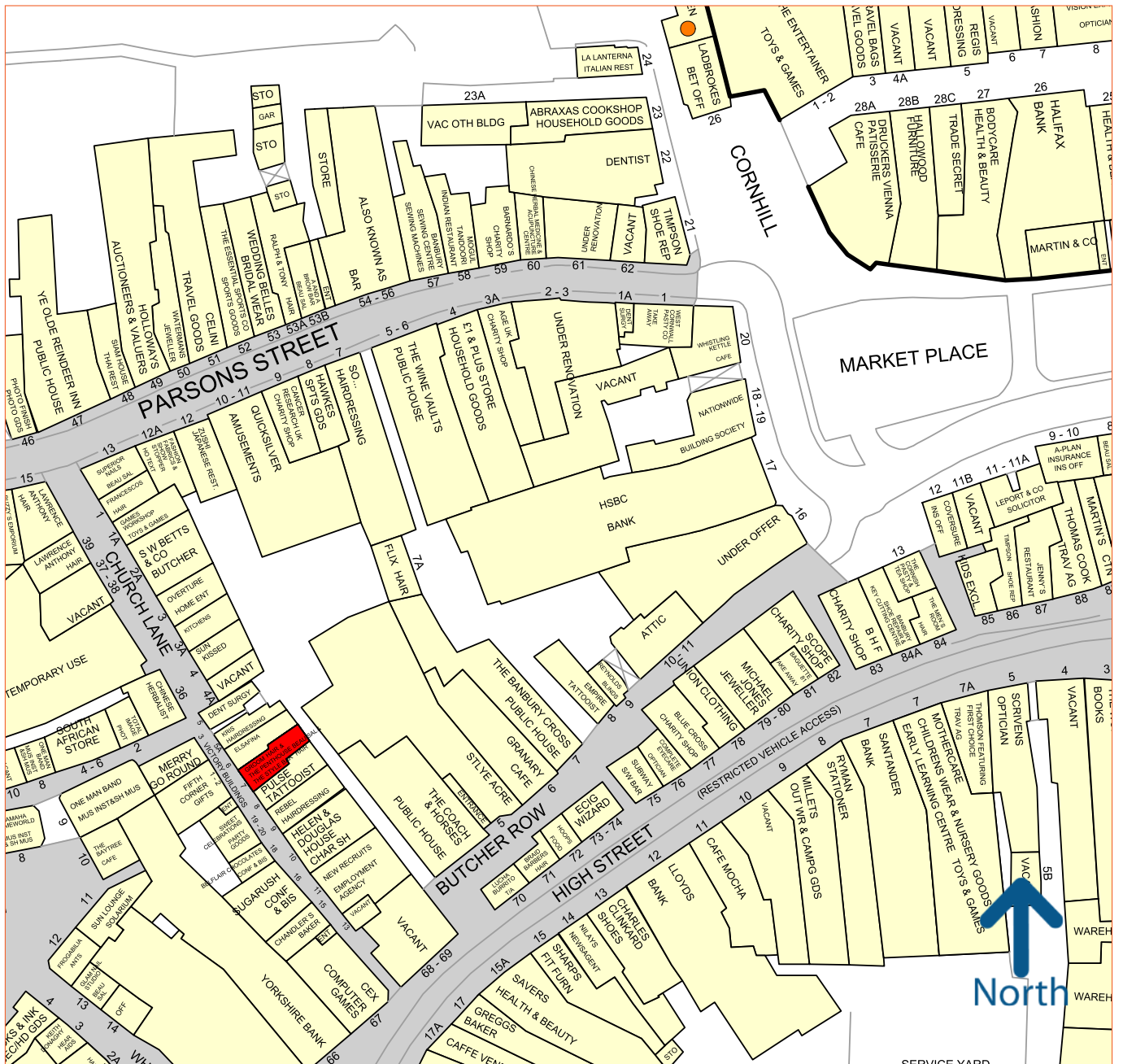
ENERGY PERFORMANCE CERTIFICATE



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