

# FOR LEASE

  
**wild**  
PROPERTY CONSULTANCY

Church Lane,  
Banbury, OX16 5LR

Potential for change  
of use



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[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 of industry, commerce and agriculture. The catchment population includes the wealthy Cotswold towns and villages to the south and west of the town. 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. Consequently there is a strong line up of retailer representation in the town centre.

Banbury is popular for town centre living with a number of conversion or new build scheme having taken place for apartments. The town has excellent communication links. The railway station is a 10 minute walk from the town centre 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.

Church Lane is in the heart of Banbury's Old Town. The street is fully pedestrianised with servicing for light vans and cars to the rear. The Old Town is a vibrant retail community with a good mix of speciality shops, cafes and bars. The Old Town Association helps businesses to support one another and promotes the area to the general public.

## DESCRIPTION

The shops are ground floor with a WC to the rear. There is a back door on to the loading and car parking area. A parking space is available via separate negotiation.

The properties have the following approximate floor areas:

### 1, Church Lane

Ground Floor: 345 sq. ft.

### 3, Church Lane

Ground Floor: 425 sq. ft.



## TERMS

Each property is available on a new lease at a commencing rent from £6,250 in the first year rising to £9,000 p.a. Other incentives may be available.

There is no VAT charged on the rent by the existing landlord. In addition there would be a contribution to the landlord's costs for building insurance.

## BUSINESS RATES & BID LEVY

The Rateable Value of the premises is as follows:

1 Church Lane: **£7,400**

3 Church Lane: **£8,700**

Subject to qualifying criteria a small business would be eligible for Small Business Rates Relief (SBRR) which if approved would result in a 100% exemption.

<https://www.cherwell.gov.uk/info/191/business-rates/363/business-rates-reductions-and-relief/3>

The premises are subject to a small Levy to the Banbury BID. The BID is a newly formed business organisation where funds collected are used for a range of initiatives to support the town centre. <https://banburybid.com/> The annual charge is calculated at 1.50% of the Rateable Value and would be in the region of £120.

## 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.

## OLD TOWN FESTIVAL DAY



## ENERGY PERFORMANCE CERTIFICATE



## FURTHER INFORMATION

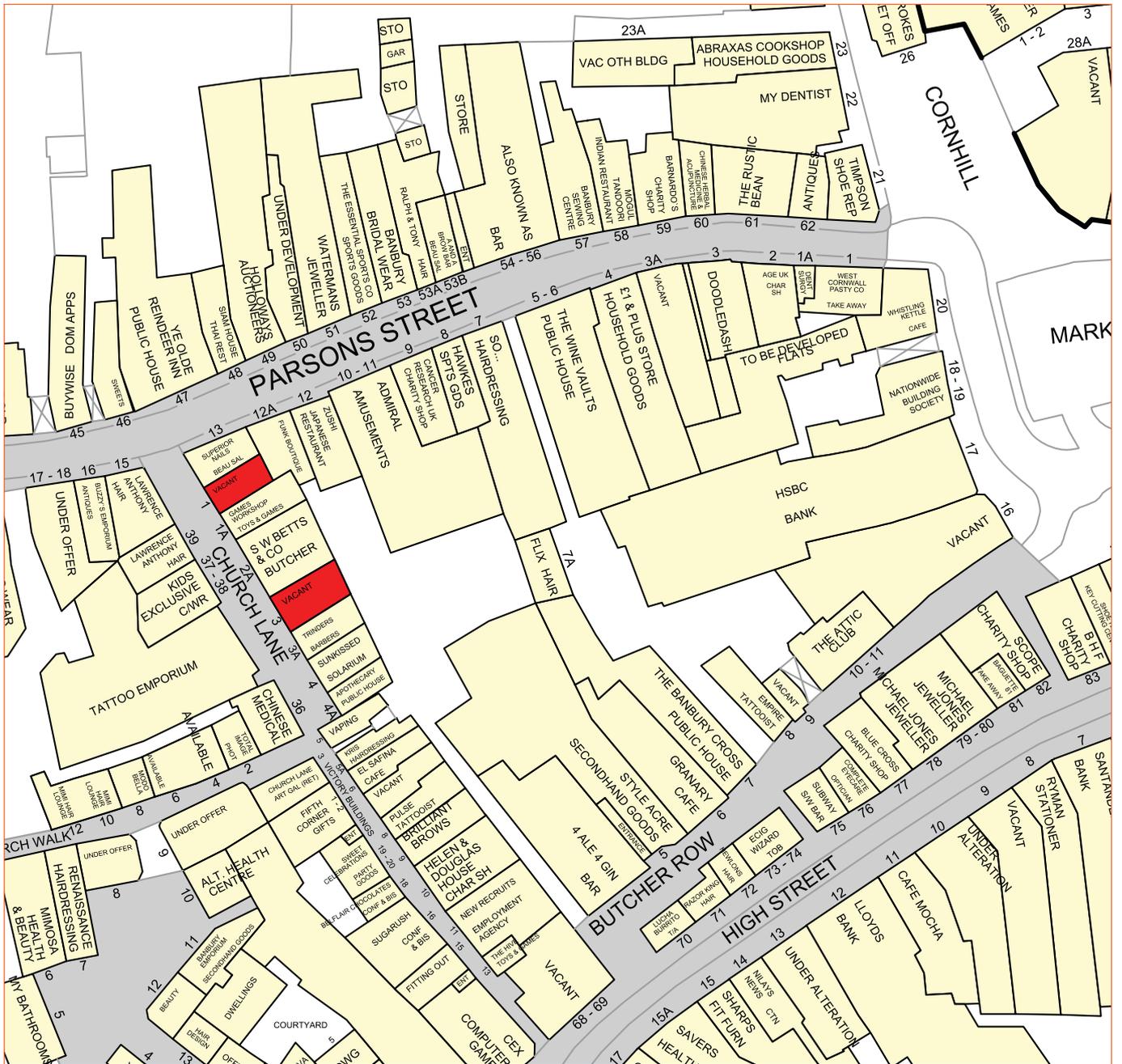
Is available from **Neil Wild**

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## 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.