

Virginia House 36a Church Lane Banbury OX16 5LR



- **Self-Contained Ground Floor Retail Unit**
 - **2,239 sq ft (208 sq m)**
 - **Situated in busy thoroughfare**

TO LET - £13,000 pax

LOCATION

The property is situated in Banbury, located at Junction 11 of the London to Birmingham M40 motorway. The town has a current population of approximately 44,000 and a catchment area of approximately 256,000 living within a thirty-minute drive time.

The property is located in the eastern side of Church Lane, a busy pedestrianised and well established retail area running between the High Street to the south and Parsons Street to the north.

Surrounding occupiers include Chandlers, Steve Betts butchers, Overture Hi-Fi and Lawrence Anthony hairdressers.

DESCRIPTION

The property comprises a self-contained ground floor retail unit situated within a prominent character building. The refurbished unit has a wide shop front with open plan shop floor and a rear WC.

The premises are currently available as a shop and would be suitable for a mini supermarket or indoor market arcade or, subject to appropriate planning permissions, alternative uses suitable in a busy town centre.

ACCOMMODATION

The premises have been measured on a net internal area in accordance with the R.I.C.S. Code of Measuring Practice 6th Edition published August 2007.

Floor	Use	Ft/In	M
Ground	Gross Frontage	113	10.5
	Internal Width	32.9	9.98
	Shop Depth	70.2	21.40
	Floor to Ceiling	8.11	2.71
	Total Sales Area	2,239 sq ft	208 sq m

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is Band D – 89. A full copy of the rating is available from White Commercial.

TERMS

The **Ground Floor Retail Unit only** is available to let on a new lease at a rental of **£13,000 per annum exclusive** - subject to lease terms.

VAT

VAT is payable in addition to rent.

RATEABLE VALUE

The ground floor retail space needs to be reassessed for rating purposes. Further information is available from the joint agents.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with White Commercial Surveyors or joint agents Wild Property Consultancy.

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