

COMMERCIAL PREMISES TO LET



67 Bridge Street,
Banbury,
OX16 5QF

Flexible lease
available



01295 817 606
wild-property.co.uk



LOCATION

Banbury was a 2016 finalist in the Great British High Street competition organised by the DCLG.

It is a busy market town in North Oxfordshire with a population of approx 45,000. 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 town centre includes a wide range of retailer representation including Marks and Spencers (food and department store), Debenhams, H&M, Gap and Bhs.

Banbury is popular for town centre living with a number of conversion or new build scheme having taken place for apartments including the upper floors of this property. The town has excellent communication links. The railway station is a 2 minute walk from the premises 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.

Bridge Street intersects the busy Cherwell Street with the property in a prominent corner position. The intersection is one of the busiest traffic spots in the town centre so the property is highly visible to many passing vehicles as well as pedestrians going to / from the railway and to / from the residential area of Grimsbury.

Wild Property Consultancy Ltd

The Innovation Centre, Mewburn Road, Banbury, Oxon, OX16 9PA | T: 01295 817606 | E: neil@wild-property.co.uk

DESCRIPTION

It is a ground floor former café with a first and second floor. The first floor could be used for sales purposes.

The accommodation measured to Net Lettable Area is as follows;

Built depth:	9.50 m 31 ft
Width (max):	4.45 m 14 ft 7 ins
Ground floor sales:	36.38 sq m 392 sq ft
First floor: And toilet accommodation	22.40 sq m 241 sq ft
Second floor:	23.16 sq m 249 sq ft
Total	81.94 sq m 882 sq ft

TERMS

The premises are available on a lease at a rent of £8,000 p.a.

There is no VAT charged on the rent by the existing landlord.

Each party to pay their own legal costs.

In order to ensure that we achieve the best possible lease terms for our client, prospective lessee's should be aware that the property will be marketed for a minimum period of 4 weeks from Monday 5th June 2017. Sealed bid forms will be provided to any parties who wish to make an offer and they are to be returned to Wild Property Consultancy, The Innovation Centre, Mewburn Road, Banbury OX16 9PA. The deadline for sealed bids will be announced in due course, please note this may change subject to the vendor's discretion.

Viewings will take place on the following dates:

Tuesday 13th June between 2pm and 3pm.

Wednesday 21st June between 2.30 and 3.30 pm

Wednesday 28th June between 11.00 am and 12.00 noon

Monday 3rd July between 9.00 and 10.00 am

You should email neil@wild-property.co.uk or phone 01295 817606 to book a viewing.

PLANNING

Permission was given to the former occupier in January 2014 application reference 13/01808/F to use the premises as a Café Bar. We believe this permission to be personal to the former occupier and so we recommend any interested party to contact Cherwell District Council to discuss their proposed use as it may require a planning approval.

BUSINESS RATES

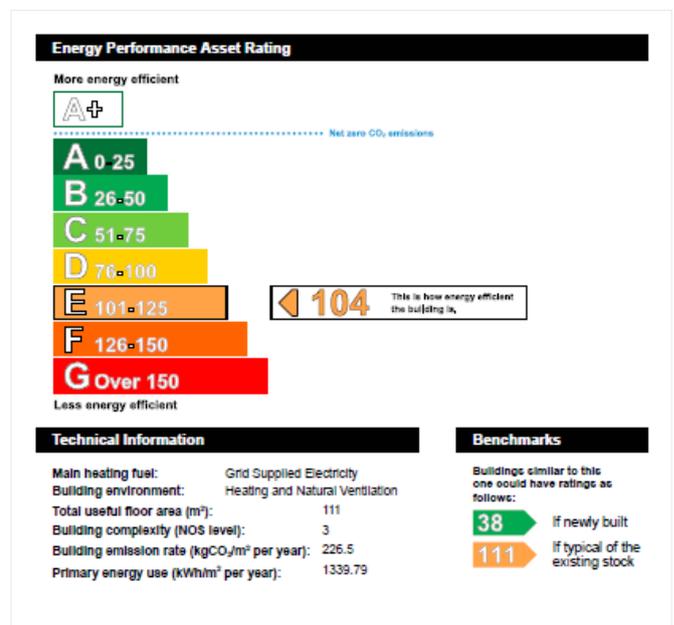
The Rateable Value is £5,400 which means that subject to qualifying criteria a business would be eligible for small business rates relief (SBRR) which gives 100% exemption. Contact Cherwell District Council to verify this information on 01295 252535 or www.cherwell.gov.uk

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.

ENERGY PERFORMANCE CERTIFICATE

Band E



FURTHER INFORMATION

Is available from Neil Wild

t: 01295 817606

m: 07801 164034

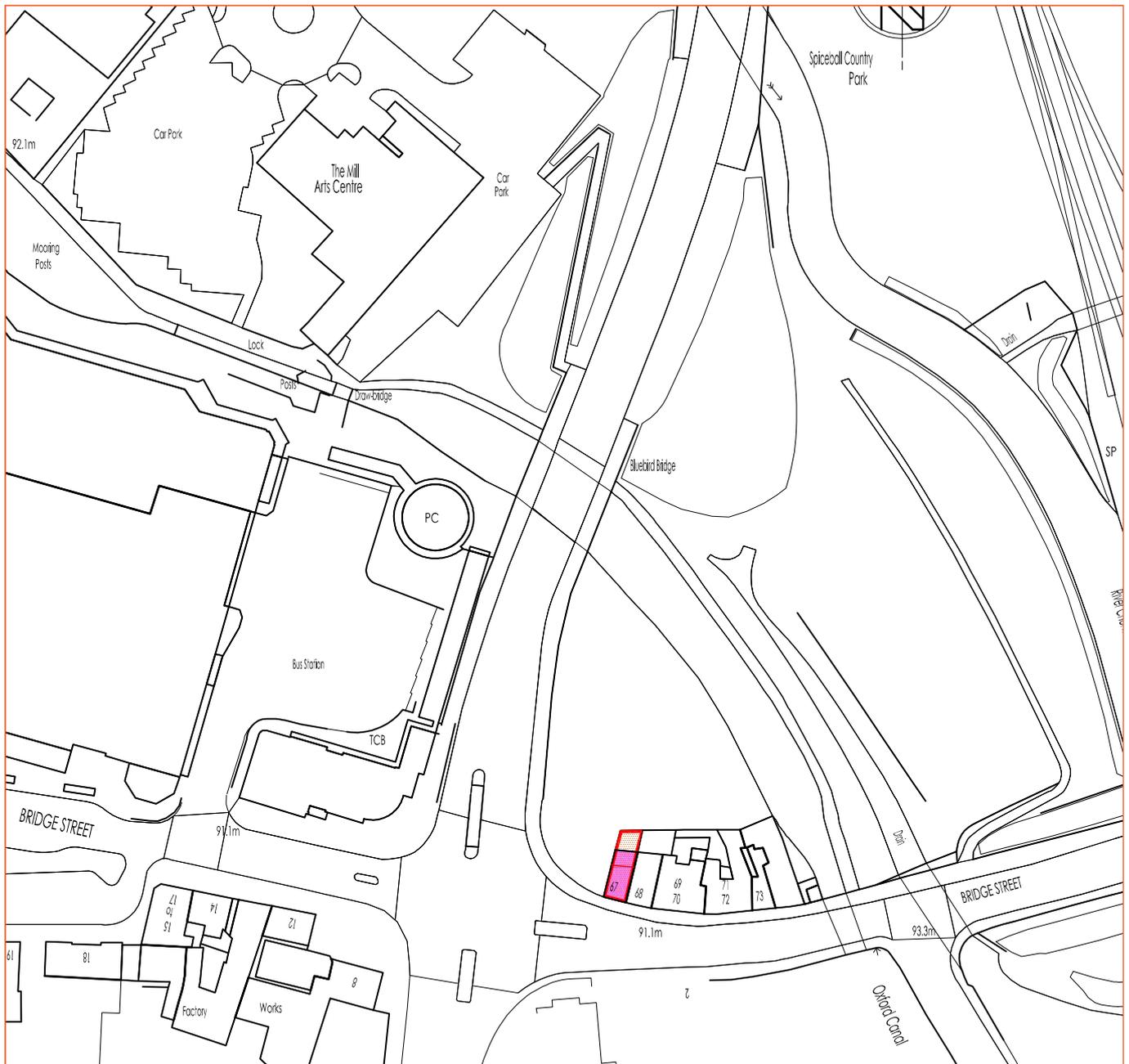
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Commercial Property | Chartered Surveyors | Asset Management | Investment



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.

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