



**SHOP PREMISES**  
**POTENTIAL FOR**  
**ALTERNATIVE USES**  
**FOR LEASE**



**8 CHURCH WALK, BANBURY,**  
**OX16 5NY**

## LOCATION

Banbury 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 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 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. 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 Walk is a fully pedestrianised street in Banbury's Old Town and is a popular route into the town centre from St Mary's church. The Old Town is a busy retail community with a good mix of speciality shops, cafes and bars.

## DESCRIPTION

A ground floor shop with separate entrance and access from the street to the first floor. The frontage has security shutters. The first floor provides the WC facility. First floor could be used as ancillary to the shop or potentially for separate use or treatment room or office use.

The property has the following floor areas:

Ground Floor: Entrance door opening into small shop  
4.10 m wide x 5.40 m deep:  
22.14 sq m / 238 sq ft  
2.50 m to ceiling

First Floor: Separate entrance door from the street with small hall with stairs up.  
Room 1  
3.20 m wide x 4.10 m deep:  
13.12 sq m / 141 sq ft  
Plus WC  
  
Room 2  
2.65 m wide x 1.80 m deep:  
4.77 sq m / 51 sq ft

**Total Area      40.03 sq m / 430 sq ft**

## **TERMS**

The premises is available on a new lease at a rent of £5,400 p.a. There is no VAT charged on the rent by the existing landlord. There will be a charge to the landlord for the building insurance.

## **BUSINESS RATES**

The rating assessment is £3,600 RV. This is not the amount payable. Subject to qualifying criteria a small business would be eligible for Small Business Rates Relief (SBRR) meaning a 100% exemption will apply. <https://www.cherwell.gov.uk/info/191/business-rates/363/business-rates-reductions-and-relief/3>

The property will not attract the Levy for the Banbury BID as it is below the threshold.

## **ENERGY PERFORMANCE CERTIFICATE**

**To follow**

## **FURTHER INFORMATION**

Is available from Neil Wild

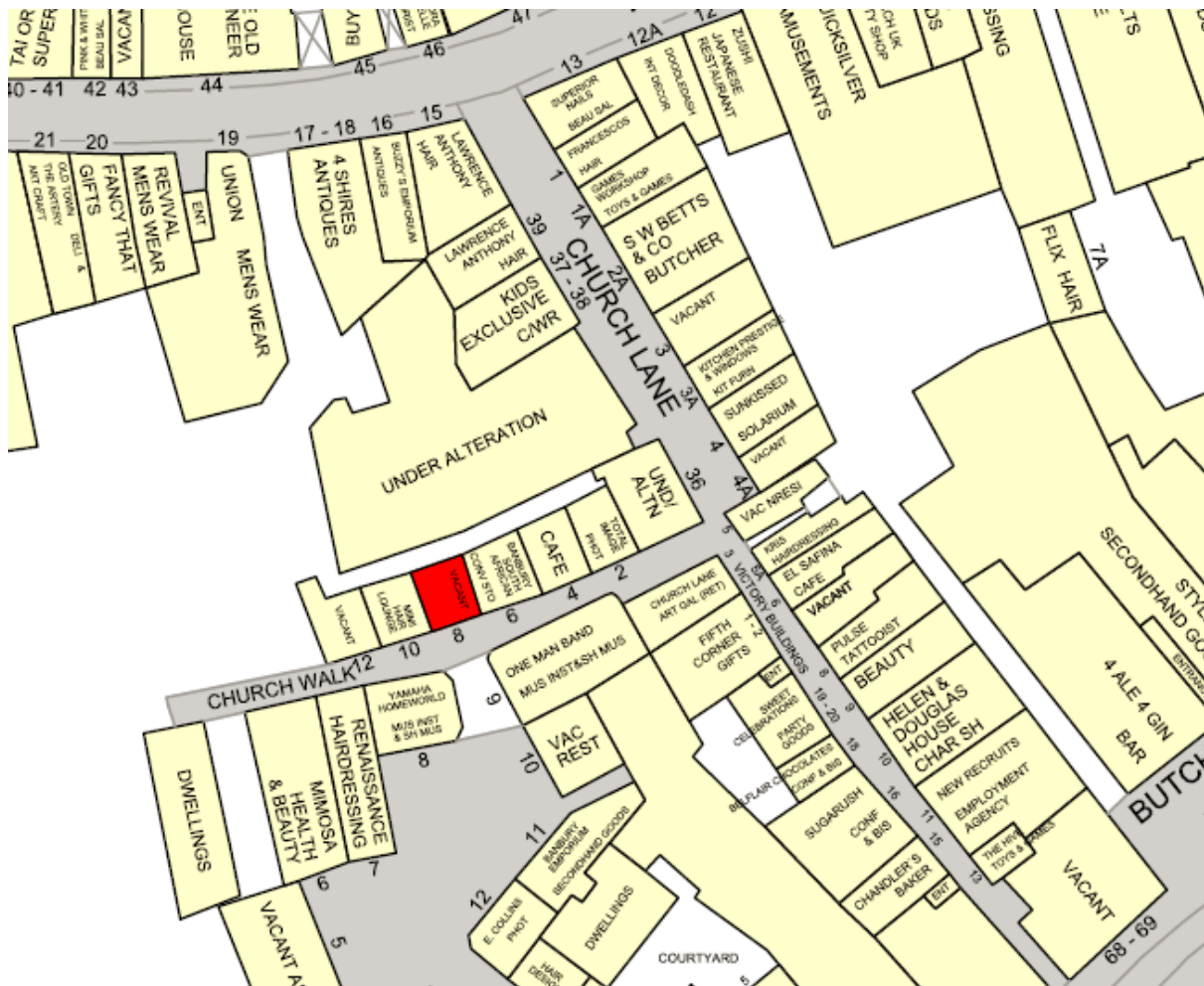
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## PLAN



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