

COMMERCIAL PREMISES SUITABLE FOR A VARIETY OF USES FOR LEASE



6a White Lion Walk,
Banbury OX16 5UD

Parking available



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wild-property.co.uk



LOCATION

Banbury is a busy and growing commercial centre in North Oxfordshire with a population of 50,000. It has excellent communication links which is helping fuel its growth situated on the M40 and with fast rail links to London and Birmingham. The town centre is full of historic buildings with a range of shops both national and independent, professional services and a strong hospitality sector.

DESCRIPTION

The premises have been recently refurbished and provide a lovely open plan space with a kitchenette and WC. There is an open ceiling into the roof which creates a good sense of open space with windows to the front and side, providing excellent visibility.

The premises is suitable for a variety of different commercial uses. It has a floor area of 526 sq ft.

TERMS

The premises are available on a new lease at **£9,000 p.a. NO VAT is payable.**

A deposit of three month's rent is required. The tenant will be expected to maintain the interior of the premises along with the exterior of the shop front and be responsible for the utility costs.

In addition, there is a service charge of £1,000 p.a as a contribution to the overheads for the Walk and the building insurance.

Potentially a parking space is available by separate agreement.



BUSINESS RATES

The premises falls within the threshold for Small Business Rates Relief, it has a Rateable Value of £6,100. 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>.

SUMMARY OF OVERHEADS

Rent	Service Charge	Building Insurance	Total
£9,000 per year	£1,000 per year	£350 per year	£10,350 per year / £862.50 per month



FURTHER INFORMATION

Is available from **Neil Wild**

t: 01295 983333

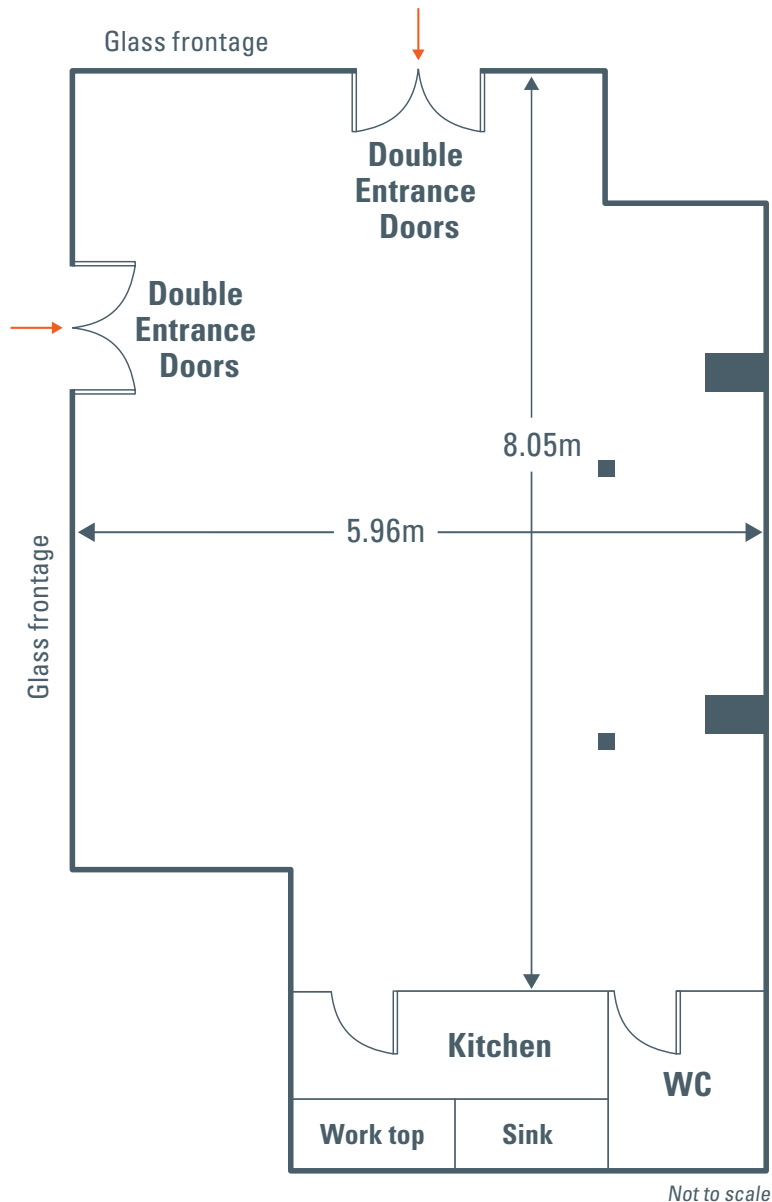
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Commercial Property | Chartered Surveyors | Asset Management | Investment

GROUND FLOOR PLAN



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