

10 High Street, Banbury, OX16 5DZ

To Let – 909 sq ft + Basement - £18,000 per annum exclusive

Bright Ground Floor Class E Retail Premises



Sq Ft	Sq M	Rent Per Annum Exclusive	Building Insurance Per Annum	2023 Rateable Value	EPC
909	84.47	£18,000	Circa £500	£15,500	C - 56

Location

Banbury is situated at Junction 11 of the London to Birmingham M40. The town has a population of 42,000 and a catchment of approximately 290,000. Banbury is an expanding town with considerable new housing and commercial developments taking place. The premises are situated within the pedestrianised area of the town centre, with surrounding occupiers such as White Stuff, Café Nero, Robert Dyas, Natwest & Barclays Bank.

Description

Situated within a recently converted / refurbished Grade II listed Georgian property and in a prime position along Banbury High Street, the premises comprise a ground floor retail unit with separate WC and kitchenette facilities. The upper floors of the premises have been converted to residential.

The commercial unit also has access to a communal rear bin store.

Services

Mains electricity, water and drainage are connected to the premises. None of these services have been tested by the agents.

Terms & VAT

The premises are available on a new effective fully repairing and insuring lease, at a rental of £18,000 per annum, exclusive of other outgoings and subject to contract.

VAT will be payable in addition to all figures quoted.

Accommodation

Floor	Description	Sq M	Sq Ft
Basement	Storage	47.0	506
Ground	Retail	84.47	909

Measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Building Insurance

The lessor will insure the premises and will recover the relevant premium from the lessee annually in advance. The lessee will be responsible for contents insurance.

Business Rates

The Rateable Value from 1st April 2023 is £15,500. This is not what you pay. It may be possible to claim a small business rates relief discount, subject to eligibility.

Further information in this regard is available from White Commercial, or via the local charging authority.

Viewing and further information

Please contact Chris White & Harvey White

Email: chris@whitecommercial.co.uk
and harvey@whitecommercial.co.uk



Chris White

Harvey White

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FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. September 2023.