

16 - 17 Church Lane, Banbury, Oxfordshire, OX16 5LR

Ground Floor Double Fronted Retailing Unit

Available For Lease - 845 sq ft



white
commercial.co.uk

Sq Ft	Sq M	Rent Per Annum	Service Charge & Insurance Per Annum	Business Rates	EPC
845	78.5	£12,000	£500	£11,000	B - 38

Location

Banbury is situated at Junction 11 of the London to Birmingham M40 and is a rapidly expanding town with a population of 54,335 (2021 census) and a catchment of approximately 160,000.

The property is located to the western side of Church Lane, a busy pedestrianised thoroughfare and well-established retail area within the 'Old Town' of Banbury, running between High Street to the south and Parsons Street to the north, with White Lion Walk also to the west.

There are a wide variety of surrounding occupiers, including such names as Lawrence Anthony Hairdressers, Steve Betts Butchers, Empire Tattoo Studio, Sweet Celebrations Party Shop and Warhammer Banbury.

Description

Forming part of a three-storey terrace building, with residential flats to the upper floors, the premises for lease comprises a self-contained double fronted ground floor retailing unit, together with basement storage.

The accommodation benefits from an open plan kitchenette and WC.

Services

We understand all mains services are connected to the premises, excluding gas. None of these services have however been tested by the agents.

Terms & VAT

The premises are available leasehold at a rent of £12,000 per annum, exclusive of other outgoings and is subject to contract. We are advised that VAT will not be payable in addition to the rent.

Service Charge and Building Insurance

A service charge is payable equating to £500.00 per annum and is intended to cover costs for any external building maintenance, together with building insurance. The lessee will be responsible for organising any contents insurance.

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

Floor	Use	Sq Ft	Sq M
Ground	Retail	845	78.50
Basement	Storage		
Total		845	78.50

Business Rates

The Rateable Value is £11,000. This is not what you pay. It may be possible to claim small business rates relief, subject to eligibility. Further details are available from either White Commercial or 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. April 2024.