

5 Broad Street, Banbury, Oxfordshire, OX16 5BN

Ground Floor Retail Unit

To Let – 601 sq ft



Sq Ft	Sq M	Use Class	Rent Per Annum Exclusive	Building Insurance PA	2023 Rateable Value	EPC
601	55.8	E	£7,000	£608.60	£6,600	C - 67

Location

Banbury is situated at Junction 11 of the London to Birmingham M40. The town has a population approaching 50,000 and a catchment of approximately 160,000. Banbury is an expanding town with considerable new housing and commercial developments taking place.

The building is situated in a busy position on Broad Street within the pedestrianised area of the town centre. Banbury's Castle Quay shopping centre is a short walk from the property with surrounding occupiers including Barclays Bank, White Stuff, Broad-Smiles Dentists, The Cherwell Public House and The British Heart Foundation.

Description

The premises comprise a self-contained ground floor retailing unit, formerly occupied by a restaurant, together with WC and small 'tea-point' kitchen. There is also a rear door providing access onto Christchurch Court, opposite an NCP Car Park.

Services

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

Rates

The rateable value for the ground floor unit is £6,600. The ingoing tenant may be eligible for small business rates relief, subject to eligibility. Further information in this regard is available from both the local authority and White Commercial Surveyors.

Terms & VAT

The premises are available on a new effective fully repairing and insuring lease, at a rental of £7,000 per annum, exclusive of other outgoings and subject to contract.

The VAT position is to be confirmed.

Accommodation

Floor	Use	Sq M	Sq Ft
Ground	Zone A	23.7	255
	Zone B	15.5	167
	Storage	16.6	179
Total		55.8	601

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.

Viewing and further information

Please contact Chris White & Harvey White

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and harvey@whitecommercial.co.uk

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Chris White

Harvey White

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