

Unit 2, 26 Cornhill House

Market Place, Banbury, OX16 5NG

TO LET – Ground and First Floor Class E Retail / Office Premises



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commercial.co.uk

Sq Ft	Sq M	Current Use	Rent Per Annum Exclusive	Building Insurance Per Annum	2023 Rateable Value	EPC
1,216	112.97	Class E	£14,000	£1,477.64	£14,500	C- 69/E - 123

Location

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

The property is well positioned within the busy pedestrianised area of the market place, opposite Banbury's Bolton Road surface public car park and adjacent to occupiers such as The Citizens Advice Bureau, Varia Hairdressers, Ladbrokes and also Banbury's 'Castle Quay' main shopping centre.

Description

The premises comprise a ground floor retail unit, formerly occupied by a barbers. Open plan offices/storage areas exist to first floors. There is also basement, together with WC. The property is Grade II listed and situated within the conservation area, close to Castle Quay Shopping Centre.

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

Floor	Use	Sq Ft	Sq M
Ground	Retail	317	29.45
First	Offices	899	83.52
Basement	Stores	150	13.94
Total		1,366	126.91

Terms & VAT

The premises are available on a new effective fully repairing and insuring lease at a rental of £14,000 per annum exclusive. VAT will be payable in addition to the rent.

The retail unit and/or upper floors could be taken independently. Please contact White Commercial for further details and terms in this connection.

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 £14,500. 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 upon request via White Commercial, or via the local charging authority.

Services

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

Viewing and further information

Please contact Chris White & Harvey White

Email: chris@whitecommercial.co.uk
and harvey@whitecommercial.co.uk
www.whitecommercial.co.uk | 01295 271000



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. May 2024.