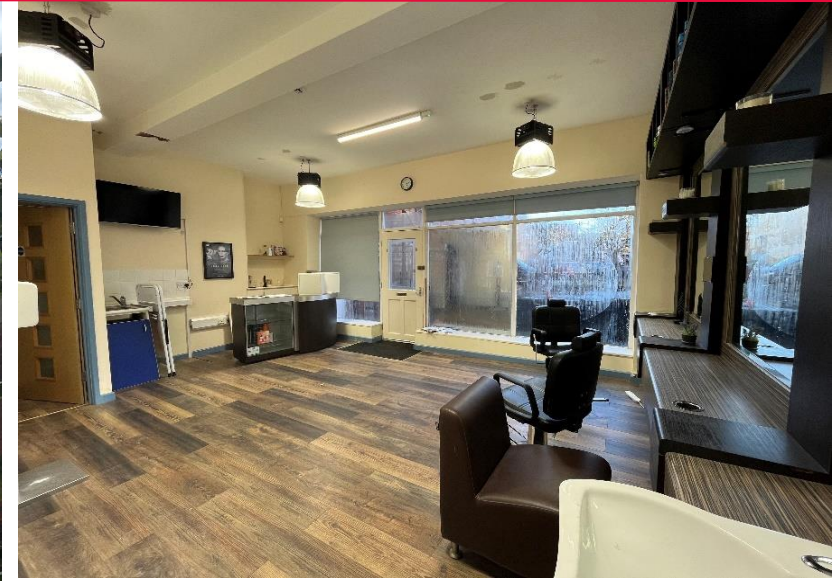


# Unit 2, 26 Cornhill House

## Market Place, Banbury, OX16 5NG

TO LET – Ground Floor Class E Retail Premises





| Sq Ft | Sq M  | Current Use | Rent Per Annum Exclusive | Building Insurance Per Annum | 2023 Rateable Value | EPC   |
|-------|-------|-------------|--------------------------|------------------------------|---------------------|-------|
| 317   | 29.45 | Class E     | £8,000                   | £1,477.64 (Whole)            | £14,500 (Whole)     | C- 69 |

### 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, Ladbroke's and also Banbury's 'Castle Quay' main shopping centre.

### Description

The premises comprise an open plan ground floor retail unit, formerly occupied by a barbers / hairdressers. There is also basement storage, together with a 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        |
| Basement     | Stores | 150        | 13.94        |
| <b>Total</b> |        | <b>317</b> | <b>29.45</b> |

### Terms, Service Charge and VAT

The premises are available on a new internal repairing lease at a rental of £8,000 per annum exclusive, subject to contract. A service charge is payable in respect of external building maintenance. Further details are available upon request.

We further advise that VAT will be payable in addition to the rent.

### 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 1<sup>st</sup> April 2023 is £14,500 for the whole property. This will need to be reassessed. 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](mailto:chris@whitecommercial.co.uk)  
and [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)

[www.whitecommercial.co.uk](http://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](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. May 2024.