

**Unit F, 47 Broad Street, Banbury, Oxfordshire, OX16 5BT**

**Light Industrial / Workshop Unit**

**Available For Lease – 1,725 sq ft with 1,730 sq ft First Floor Mezzanine**



Sq Ft	Sq M	Rent Per Annum	Service Charge	Buildings Insurance	2023 Rateable Value	EPC
3,455	321.0	£20,000	N/A	TBC	£27,250	D - 92

### Location

Banbury is situated at Junction 11 of the London to Birmingham M40 Motorway and is a rapidly expanding town, with a population approaching 55,000 (2021 census) and a catchment of approximately 160,000.

The subject property is located via an access road to the rear of a terrace of retail units, along Broad Street, close to Banbury Town Centre and within a mixed-use area, comprising mainly residential and retail premises.

### Description

The premises comprise a light industrial / workshop unit with a first-floor mezzanine throughout. Height to the underside of the mezzanine is 2.25m.

The property features a kitchenette and 2 newly refurbished WC's to the ground floor. There is also level roller shutter door access (3m W x 3.5m H).

Externally there are 3 car parking spaces, with an unloading/loading area immediately to the front of the roller shutter door.

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

Floor	Use	Sq Ft	Sq M
Ground	Industrial	1,725	78.50
First	Mezzanine	1,730	160.70
<b>Total</b>		<b>3,455</b>	<b>321.00</b>

### Terms & VAT

The premises are available leasehold on an effective fully repairing and insuring basis at a rent of £20,000 per annum, exclusive of other outgoings and subject to contract.

We are advised that VAT will be payable in addition to the rent.

### Service Charge and Building Insurance

There is no service charge payable.

Building insurance will be provided by the landlord and recovered annually in advance. The lessee will be responsible for organising contents insurance.

### Services

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

### Business Rates

The Rateable Value is £27,250. This is not what you pay, further details are available from either White Commercial or the Local Charging Authority.

### Viewing and further information

Please contact 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](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. July 2024.