

Ground Floor Class E Retailing Premises
53a Parsons Street, Banbury, OX16 5NB
Available For Lease - 884 sq ft



| Sq Ft | Sq M | Current Use | Rent Per Annum Exclusive | Building Insurance Per Annum | 2023 Rateable Value | EPC |
|-------|-------|-------------|--------------------------|------------------------------|---------------------|--------|
| 884 | 82.12 | Class E | £11,000 | £1,199.40 | £9,500 | B - 38 |

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 positioned in a prominent position on Parsons Street and situated within the pedestrianised area of the town. Banbury's modern Castle Quay shopping centre is just a short walk away, which has been subject to significant expansion, including a new cinema, hotel, food retailing scheme and 'Lock 29' artisan market.

Surrounding occupiers include Watermans Goldsmiths and Jewellers, Cancer Research UK, The Old Auctioneer Restaurant and 'Also Known As' Music Bar.

Description

The premises comprise a self-contained ground floor Class E retailing unit, situated within a three-storey Grade II listed part-rendered building.

The unit was most recently occupied by a barbers, providing mainly open plan accommodation, with separate kitchen and W/C. The interior requires some refurbishment, with specification to be agreed with the landlords by negotiation.

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

| Floor | Use | Sq Ft | Sq M |
|--------------|--------------|------------|--------------|
| Ground | Retail | 701 | 65.12 |
| | Stores/Staff | 183 | 17.00 |
| Total | | 884 | 82.12 |

Terms & VAT

The premises are available on a new effective fully repairing and insuring lease, at a rental of £11,000 per annum, subject to contract.

VAT will be payable in addition.

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 £9,500. This is not what you pay. It may be possible to claim small business rates relief, 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

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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. August 2024.