

TO LET

High Street Banbury, OX16 5JJ

Rent PA: £50,000

Area: 4,470.00 sqft (415.28 sqm)

- Prime Retail Pitch
- Available On A New Lease
- Directly Opposite Tesco Express
- Return Frontage
- Presented In Good Condition



LOCATION:

The building is located in the heart of Banbury close to the junction of High Street and George Street. Occupiers in the immediate vicinity include Tesco, Megabet, Cash Converters, Amplifon, Wetherspoons and Pizza Hut.

DESCRIPTION:

The unit comprises a prime retail unit in the heart of Banbury having previously traded as a Bathstore.

The accommodation is all over ground floor and mainly open plan with the exception of a staff room and kitchen area to the rear.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Retail Area	4,279.50	397.58
Staff Room	99.00	9.20
Office	91.50	8.50
TOTAL	4,470.00	415.28

All measurements detailed in these particulars are approximate.

FIXTURES & FITTINGS:

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from the letting.

SERVICES:

Mains water, drainage gas and electricity are all connected together with air conditioning in part. No tests have been applied.

TERMS:

The unit is available on the basis of a new full repairing and insuring lease for a term of years to be agreed.

LEGAL COSTS:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. At the time of the preparation of these particulars the Landlord had elected to charge VAT on the rent.

RATEABLE VALUE:

Rateable Value £46,000. The prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

EPC RATING: TBC

CONTACT:

To arrange a viewing:

Loveitts 024 7622 8111 (Option 2) commercial@loveitts.co.uk