

BANBURY 3 Castle Quay Shopping Centre

RETAIL SHOP TO LET



LOCATION

Castle Quay is Banbury's principle retail destination benefiting from over 80 shops and restaurants. It is anchored by **Debenhams**, **Marks & Spencer** and **BHS** with national retailers including **Next**, **H&M**, **Boots**, **Waterstones** and **Pandora**.

Unit 3 is located in Castle Quay close to the entrance to the scheme from Cornhill. Nearby retailers include **Holland & Barrett**, **Druckers** and **Bodycare**.

ACCOMMODATION

The property is arranged over ground and first floors providing the following net internal floor areas:

Floor	sq ft	sq m
Ground Floor Sales	848	78.7
First Floor Ancillary	433	40.2

TERM

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

RENT

£40,000 per annum exclusive.

RATES

We are advised by the Local Rating Authority, that the rates are assessed as follows (interested parties are asked to verify these figures with Cherwell District Council on 01295 250 340):-

Rateable Value	UBR (2016/2017)	Rates Payable
£42,250	0.497	£20,998

SERVICE CHARGE

The service charge for 2016 is £7,913 per annum.

EPC

Available on request.

LEGAL

Each party is to be responsible for their own legal costs incurred in this transaction.

SUBJECT TO CONTRACT

VIEWING

For further information or to arrange a viewing, please contact sole joint agents **Jackson Criss** on:

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Banbury

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