

BANBURY 28B Castle Quay Shopping Centre

RETAIL SHOP TO LET



LOCATION

Banbury is the administrative and commercial centre OF North Oxfordshire having a population of 48,000 persons and a district population of 131,000, with few competing retail centres.

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**, **Gap**, **Waterstones**, **Top Shop** and **HMV**.

Unit 28b is situated in a prime position nearby retailers include **The Entertainer**, **GAME**, **Holland 7 Barrett** and **Druckers**.

ACCOMMODATION

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

Floor	sq ft	sq m
Ground Floor	1,548	143.90
First Floor Ancillary	484	45
Second Floor Ancillary	620	57.60

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

£52,500 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
£58,500	0.497	£29,074

SERVICE CHARGE

The service charge for 2016 is £10,956 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:

Michael Lockhart
020 7637 7100
mlockhart@jacksoncriss.co.uk

Andy Criss
020 7637 7100
andrewc@jacksoncriss.co.uk

Alternatively, please contact Emma Charlesworth or Nick De Pons at BWD Retail on 01212 626 540



Banbury

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Experian Goad Plan Created: 29/04/2016
Created By: Jackson Criss