

## BANBURY 69 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**, **HMV** and **Dixons**.

Unit 69 is situated in a prime position close to **Costa Coffee** and opposite **Tiger** and **Holland & Barrett**.

#### ACCOMMODATION

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

Floor	sq ft	sq m
Ground Floor	1,520	141.2
First Floor Ancillary	495	46

#### 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

£67,500 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
£77,000	0.497	£38,269

#### SERVICE CHARGE

The service charge for 2016 is £9,736 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](mailto:mlockhart@jacksoncriss.co.uk)

##### Andy Criss

020 7637 7100  
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Alternatively, please contact Emma Charlesworth or Nick De Pons at BWD Retail on 01212 626 540

