

BANBURY 57 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 57 is situated within the prime retailing section of the scheme where nearby retailers include **HMV, Vodafone, Ann Summers** and **JD Sports**.

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	1,598	148.5
First Floor	1,499	139.0

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

£95,000 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
£99,500	0.497	£49,451

SERVICE CHARGE

The service charge for 2016 is £10,898.94 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
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Alternatively, please contact Emma Charlesworth or Nick De Pons at BWD Retail on 01212 626 540



Banbury



Experian Goad Plan Created: 03/05/2016
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