

27 BRIDGE STREET BANBURY OX16 5PN

RESTAURANT/RETAIL PREMISES

REDUCED RENT



Well located period property in Banbury's town centre, situated in prime location opposite Castle Quay Shopping Centre, which is currently undergoing expansion. Surrounding occupiers include M&S Toni & Guy, Specsavers, Salvation Army, Café Nero and Barclays.

LOCATION

Banbury is located at Junction 11 of the M40. The town is fast growing and benefits from train links to London Marylebone and Birmingham Moor Street, Snowhill and New Street Stations.

The premises are situated on the busy pedestrianised section of Bridge Street opposite Castle Quays Shopping Centre.

DESCRIPTION

The property forms part of a large Grade II listed period building fronting Bridge Street. The property is a two storey premises of brick construction with a rendered façade and a natural slate roof.

The ground floor comprises of a large open plan retail space with storage rooms at the rear of the building. The second floor comprises of large store rooms and a staff room.

The property is located in a popular shopping area of Banbury town with national retailers and restaurants in operation nearby.

ACCOMMODATION

The net internal floor areas are:

FLOOR	SQ FT	SQ M
Ground	3,223.00	299.42
First	1,422.00	132.10
TOTAL	4,645.00	431.52

PLANNING

27 Bridge Street has A3 planning consent. There is also the possibility of changing to A1 (shops) or A2 (Professional Services). Other uses may be possible subject to necessary planning consent.

SERVICES

Mains water, electricity, gas and drainage are connected to the property but have not been tested by the agents.

TERM

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed by negotiation.

RENT

£35,000 per annum exclusive of VAT.

BUSINESS RATES

The rateable value is £52,500. The current multiplier is 49.1 pence in the £.

SERVICE CHARGE

A service charge will be levied by the landlord for external and communal maintenance management.

EPC

The property has an Energy Performance Asset Rating of E (112). A copy of the EPC is available on request from the Agent. The local authority is Cherwell District Council.

LEGAL COSTS

Each party are to bear their own legal fees incurred in this transaction.

VAT

All figures quoted are exclusive of VAT which may be payable.

VIEWING

Strictly by prior arrangement through the agent:

John Blount
Email: john.blount@adaltareal.com



SUBJECT TO CONTRACT

Details prepared September 2019

