

COMMERCIAL PREMISES TO LET



67 Bridge Street,
Banbury,
OX16 5QF

Highly visible
location



01295 983 333
wild-property.co.uk



LOCATION

Banbury is a busy market town in North Oxfordshire with a population approaching 50,000. It has a strong and diverse economic base.

The town has excellent communication links. The railway station is a 2 minute walk from the premises with fast direct links to London Marylebone, Birmingham Mainline Stations, Oxford, Reading and the South Coast. The town also benefits from being situated immediately at Junction 11 of the M40.

Bridge Street intersects the busy Cherwell Street with the property in a prominent corner position. The intersection is one of the busiest traffic spots in the town centre - so the property is highly visible to many passing vehicles as well as pedestrians going to / from the railway and to / from the residential area of Grimsbury.



DESCRIPTION

It is a ground floor former café with a first and second floor. The first floor could be used for sales purposes.

The accommodation measured to Net Lettable Area is as follows:

Built depth:	9.50 m 31 ft
Width (max):	4.45 m 14 ft 7 ins
Ground floor sales:	36.38 sq m 392 sq ft
First floor: & toilet accommodation	22.40 sq m 241 sq ft
Second floor:	23.16 sq m 249 sq ft
Total	81.94 sq m 882 sq ft



TERMS

The premises are available on a lease at a rent of **£8,500 p.a.**

There is no VAT charged on the rent by the existing landlord.

The maximum lease term will be 5 years and the lease shall be contracted out of the Landlord and Tenant Act 1954.

Each party to pay their own legal costs.

In order to ensure that we achieve the best possible lease terms for our client, prospective lessee's should be aware that the property will be marketed for a minimum period of six weeks from Monday 8th February 2021. Sealed bid forms will be provided to any parties who wish to make an offer and they are to be returned to Wild Property Consultancy, 44 South Bar, Banbury OX16 9AB. The deadline for sealed bids will be announced in due course - please note this may change subject to the vendor's discretion.

There is a video of the inside of the property. Physical viewings will take place on these dates: 23rd February, 3rd March, 11th March.

You should email: neil@wild-property.co.uk to express your interest and to request a viewing and arrange an appointment time.

PLANNING

We recommend any interested party to contact Cherwell District Council to discuss their proposed use as it may require a planning approval.

BUSINESS RATES

The Rateable Value is £5,400 which means that subject to qualifying criteria a business would be eligible for small business rates relief (SBRR) which gives 100% exemption. Contact Cherwell District Council to verify this information on 01295 252535 or www.cherwell.gov.uk

VIEWINGS

Viewings must be carried out by arrangement and we would encourage anyone interested in viewing the property to first discuss their requirement with us to ensure the property is likely to be suitable.

FURTHER INFORMATION

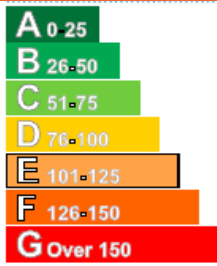
Is available from Neil Wild

t: 01295 983 333
m: 07801 164034
e: neil@wild-property.co.uk

www.wild-property.co.uk/commercial-property-oxfordshire

ENERGY PERFORMANCE CERTIFICATE

Band E



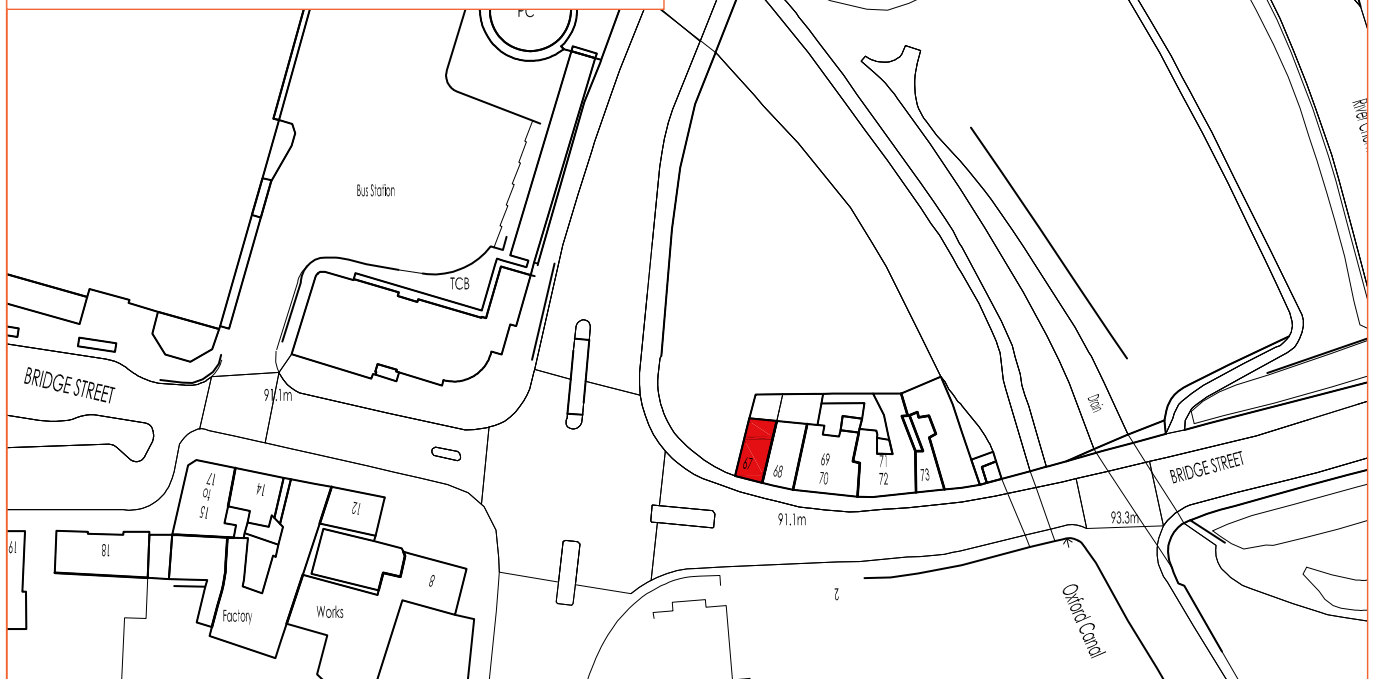
104 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 111
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 226.5
Primary energy use (kWh/m² per year): 1339.79

Benchmarks

Buildings similar to this one could have ratings as follows:
38 If newly built
111 If typical of the existing stock



IMPORTANT NOTICE

Wild Property Consultancy gives notice to anyone who may read these particulars as follows;

1. These particulars are prepared for the guidance of prospective purchasers / lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good order.
4. The photographs show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs.
5. Any areas, measurements or distances referred to are approximate only.
6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that a necessary planning, building regulations or other consent has been obtained and these matters must be verified by any intending purchaser/ lessee.
7. Descriptions of a property are inevitably subjective and the descriptions contained therein are used in good faith as an opinion and not by way of statement or fact.