

South Bar House, Banbury, Oxfordshire OX16 9AD



Sanderson Weatherall



- 799.29 sq m (8,603 sq ft) of offices within established medical centre.
- Ideally suited to D1 use but may be suitable for alternative uses (STPP)



## **Description**

Third floor space extending to 799.29 sq m (8,603 sq ft) comprising of an entire floor of predominantly open plan, dual aspect office.

The space is currently second hand shell condition, fully adaptable and ready for a tenants own fit out, with existing plumbing and services in situ for a kitchenette and WCs. The space benefits from direct passenger lift access from the shared ground floor.

The offices are accessed via the existing medical centre and would therefore be ideally suited to a healthcare (D1) use, however would be suitable for alternative uses subject to obtaining the necessary planning consents.

Up to six car parking spaces are available with the office, by negotiation.

#### **EPC**

A full copy of the EPC is available upon request

#### Location

Located within Banbury town centre, the available medical space is situated within South Bar House, which is prominently located at the junction of the South Bar Street A361 and Bloxham Road, which is approximately 0.2 miles south of 'Banbury Cross'.

#### **Lease Terms**

A new full repairing and insuring (FRI equivalent) lease for a term for a term of years to be agreed.

#### Rent

Details of the quoting rent are available upon application. VAT is payable at the prevailing rate.

### **Business Rates**

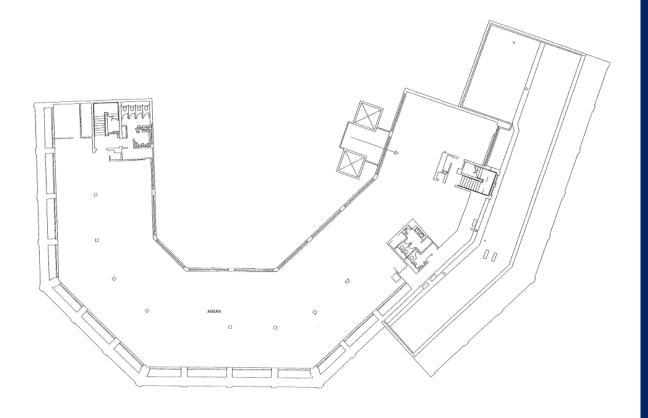
The space is not currently assessed for business rates due to the current shell condition and will be reassessed upon occupation.

# **Anti-Money Laundering**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

8,603 Sq Ft Offices Available Within Established Medical Practice





#### NOT TO SCALE AND FOR INDICATIVE PURPOSES ONLY

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

June 2019



Strictly by prior appointment with the agents:

James Carver 0121 703 3538 James.carver@sw.co.uk

Sanderson Weatherall 122 Colmore Row Birmingham B3 3BD

sw.co.uk

Sanderson Weatherall

sw.co.uk